

# KE



146 Talmead Road, Herne Bay, CT6 6FF

Offers In Excess Of £315,000

- Three Bedroom Family Home
- Garage
- Downstairs Cloakroom
- En suite and Dressing room
- Modern Fitted Kitchen

# 146 Talmead Road, Herne Bay CT6 6FF

Located on the popular Talmead development in Herne Bay, this delightful three-bedroom terrace family home presents an excellent opportunity for those seeking a comfortable and convenient living space. The property boasts a well-appointed master bedroom, complete with an ensuite bathroom and a dressing room, providing a private retreat for relaxation.

The property features a garage and parking, ensuring that you have ample space for your vehicles and storage needs. The rear access to the garden enhances the outdoor experience, making it easy to enjoy the fresh air and entertain guests in a private setting.

This residence is perfect for families or individuals looking for a blend of modern living and traditional charm in a sought-after location. With its thoughtful layout and desirable amenities, this home is sure to attract interest. Do not miss the chance to make this lovely property your own.



Council Tax Band: C



## Hallway

### Kitchen/breakfast room

15'9" x 8'10" narrow 6'

Double glazed window to front, selection of matching wall and base units, sink and drainer with space for washing machine, integral dishwasher, space for tumble dryer and fridge freezer, cupboard housing boiler

### Lounge

14'11" x 12'9"

Double glazed doors to garden

### Cloakroom

Low flush wc, pedestal wash hand basin

## Landing

### Bedroom 2

12'9" x 12'5"

Double glazed window to rear

### Bedroom 3

11'2" x 6'4"

Double glazed window to front

## 2nd floor

### Bedroom 1

13'1" x 12'3"

Double glazed window to front,

### Dressing room

9'8" x 5'8"

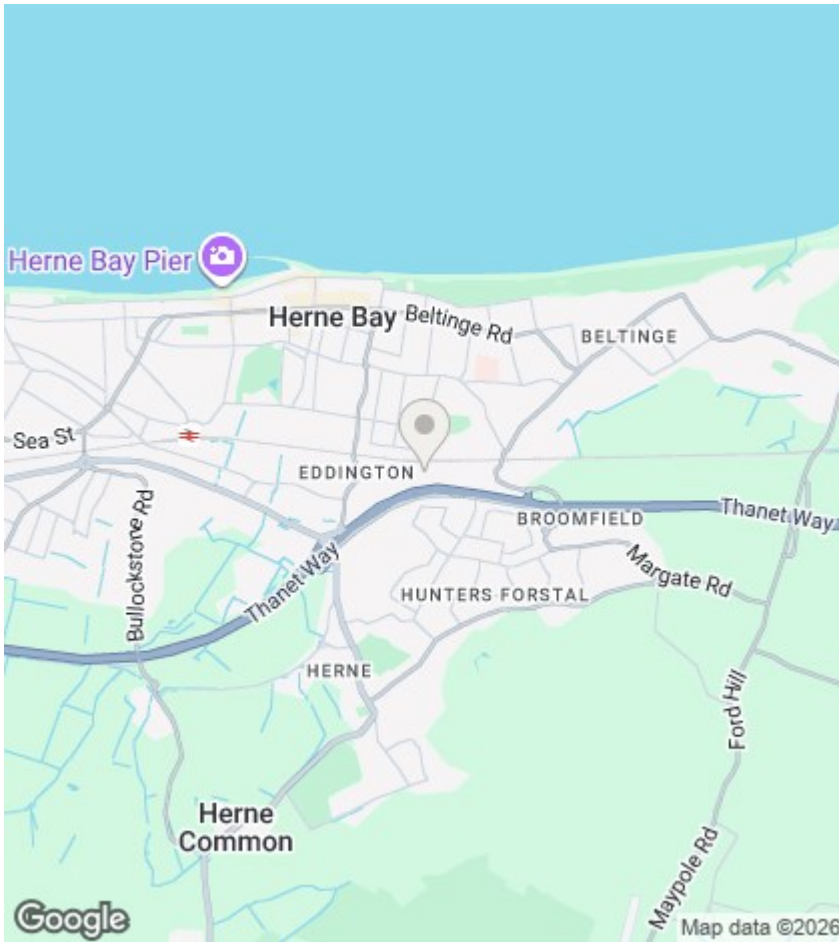
Built in cupboard, storage into eaves,

### En suite

Velux window, low flush wc, shower, pedestal wash hand basin

### Rear Garden

Patio area, astro, rear access



## Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

## EPC Rating:

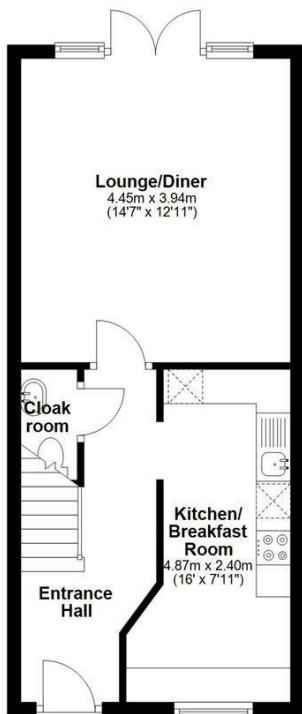
C

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	81
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



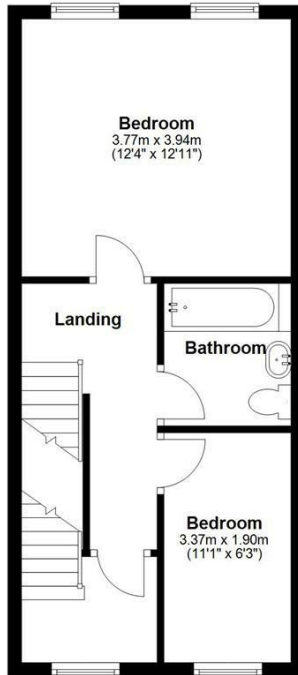
### Ground Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



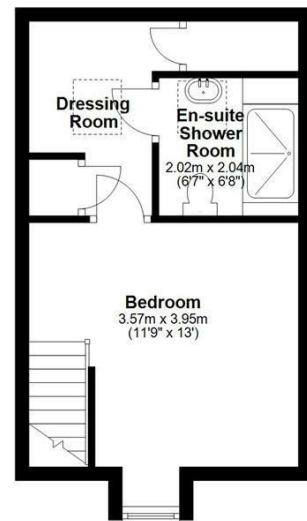
### First Floor

Approx. 37.4 sq. metres (402.3 sq. feet)



### Second Floor

Approx. 26.2 sq. metres (282.3 sq. feet)



Total area: approx. 100.7 sq. metres (1084.2 sq. feet)