

# KE



## 7 Kingfisher Court, Herne Bay, Kent, CT6 7PL

Offers In Excess Of £285,000

- Quiet Cul De Sac Location in a Desirable Area in Greenhill
- Three Bedroom Family Home
- Vacant Possession/No Onward Chain
- Garage en block
- Walking Distance to Herne Bay High School

## 7 Kingfisher Court, Herne Bay CT6 7PL

A viewing comes highly recommended to view this three bedroom family home. This fantastic family home is an attractive 'Neo-Georgian' style property, which is approached via a private walkway within a pleasant and quiet cul-de-sac. Three bedrooms are on offer with the benefit of a good size lounge to the front leading to a modern family kitchen/diner, downstairs WC out to a good size sunny rear garden. Upstairs you have two bedrooms with recesses for wardrobes and one single bedroom and master bathroom. Outside you will find a well-tended rear garden with a lawned area and patio with rear access to garage en-bloc. Location is key being so close to the sought after Herne Bay High School. Being offered with vacant possession and no onward chain.



3



1



1



C

Council Tax Band: C



## GROUND FLOOR

### Entrance Hall

Double glazed front door.

### Lounge

10' 6" x 13' 4" (3.20m x 4.06m) Double glazed bay window to front, radiator.

### Kitchen/Diner

10' 4" x 14' 3" (3.15m x 4.34m) Matching wall and base units with worktop over, stainless steel sink, space for fridge/freezer, cooker and washing machine, boiler, Double glazed window to rear, radiator.

### Inner Lobby

Understairs cupboard

### Cloakroom

Low level WC, handwash basin, double glazed window to rear.

## FIRST FLOOR

### Landing

Loft hatch, airing cupboard

### Bedroom One

11' 2" x 10' 5" (3.40m x 3.17m) Double glazed window to rear, radiator.

### Bedroom Two

10' 6" x 13' 4" (3.20m x 4.06m) Double glazed window to front, radiator.

### Bedroom Three

Double glazed window to front, radiator.

### Bathroom

Panelled bath, hand wash basin, low level WC, double glazed window to rear, radiator.

### Rear Garden

Mainly laid to lawn with patio area, rear access.

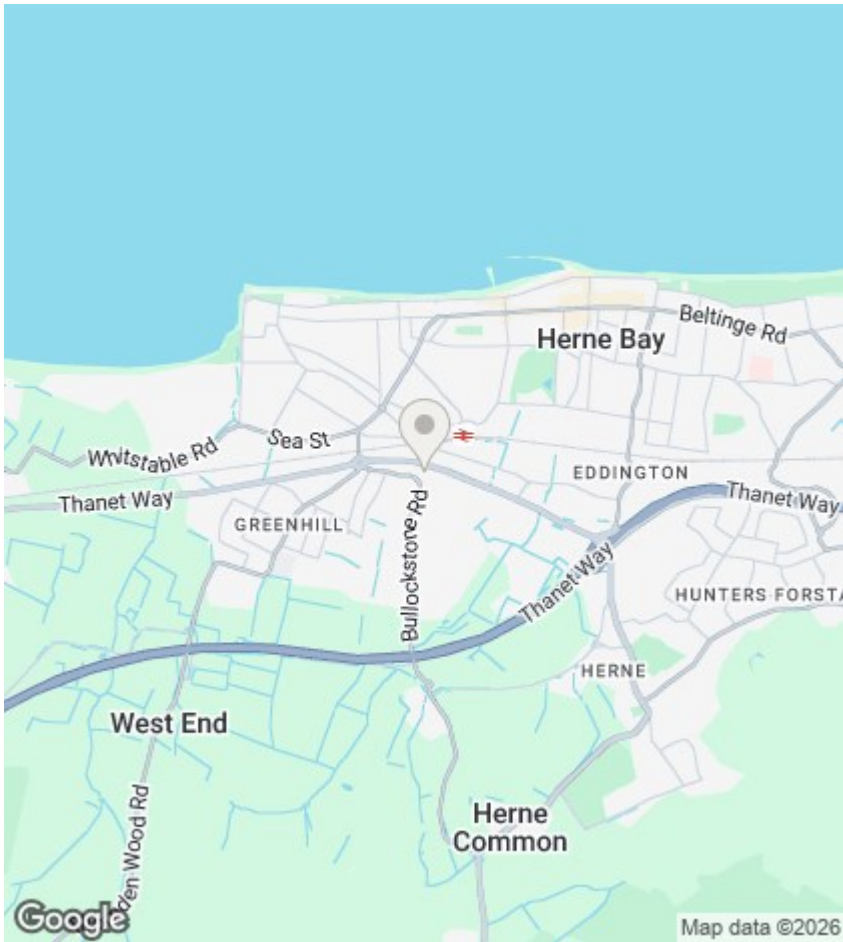
## OUTSIDE

### COUNCIL TAX BAND C

N.B At the time of advertising these draft particulars are awaiting approval from our sellers.

### Garage En Block

Allocated garage located to the rear of the property.



## Viewings

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

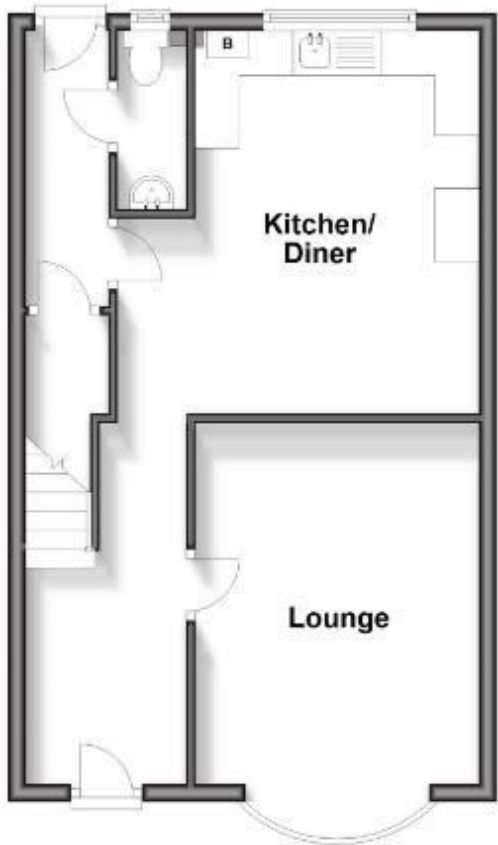
## EPC Rating:

C

| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>87</b> |
| (69-80) <b>C</b>                            | <b>70</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

### Ground Floor

Approx. 43.7 sq. metres (469.9 sq. feet)



### First Floor

Approx. 43.3 sq. metres (466.4 sq. feet)

