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**86 Neville Road, Herne Bay, CT6 6NZ**

**£269,995**

- Beltinge Village
- Downstairs Cloakroom
- Two Double Bedrooms, En-Suite To Primary Bedroom
- Two Allocated Parking Spaces
- Walking Distance To The Beach
- Ideal First Time Buy

# 86 Neville Road, Herne Bay CT6 6NZ

This delightful two-bedroom terraced home presents an excellent opportunity for both first-time buyers and investors seeking a buy-to-let property. Built after the year 2000, the house boasts modern features and a practical layout that caters to contemporary living.

With good size ground floor living space, the property includes two well-proportioned bedrooms, ensuring ample space for residents or guests. The convenience of two bathrooms, including an en-suite shower room, adds to the appeal, making morning routines a breeze.

One of the standout features of this home is the downstairs cloakroom, which enhances the practicality of the living space. The property also benefits from two designated parking spaces at the rear, a valuable asset in this desirable location.

Situated within walking distance of Reculver School and the beautiful beach, this home is perfect for families and beach lovers alike. Additionally, the area is well-served by a regular bus service, providing easy access to Herne Bay Town, Whitstable, and Canterbury, making it an ideal spot for those who enjoy exploring the local area.

In summary, this two-bedroom terraced house on Neville Road is a fantastic opportunity for anyone looking to invest in a property that combines comfort, convenience, and a prime location by the coast. Don't miss your chance to make this lovely home your own.



Council Tax Band: C



## **GROUND FLOOR**

**Kitchen**

**Lounge**

**Cloakroom**

## **FIRST FLOOR**

**Bedroom 1**

**Ensuite**

**Bedroom 2**

**Bathroom**

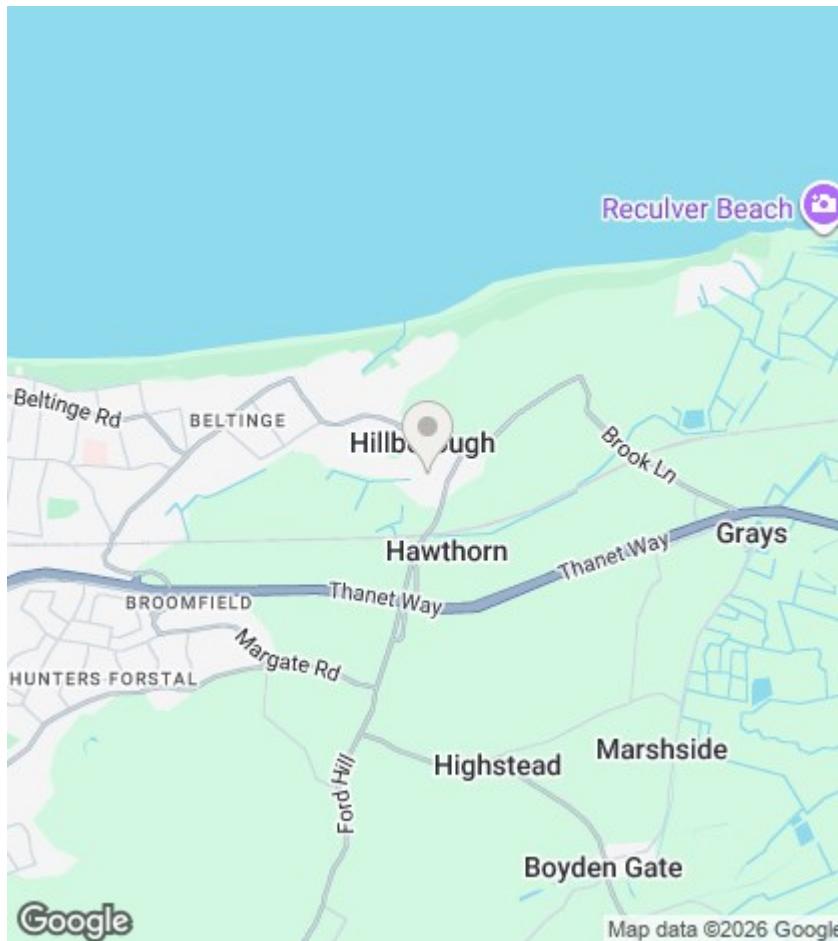
## **OUTSIDE**

**Garden**

**Allocated Parking for 2 Cars**

## **COUNCIL TAX BAND C**

NB: At the time of advertising these draft particulars are awaiting approval from our sellers



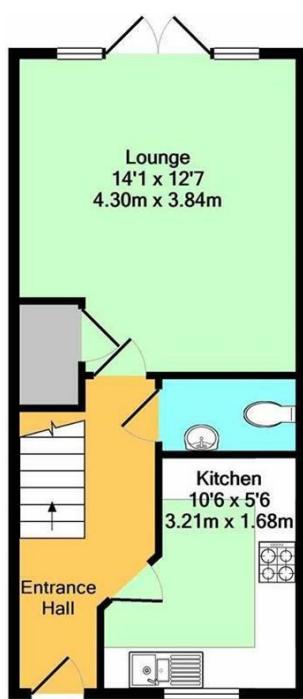
## Viewings

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

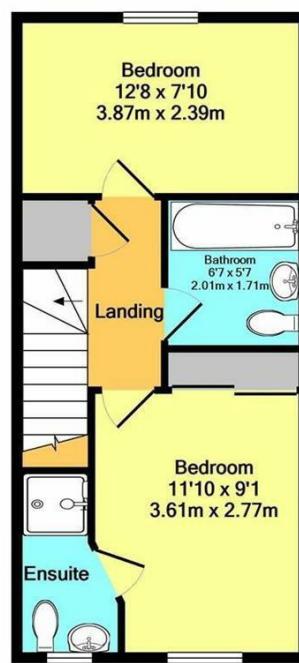
## EPC Rating:

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	85
(69-80) C		
(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



1st Floor



Total Area 68m Sq Or 731ft Sq  
 Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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