

# KE



20 Ivanhoe Road, Herne Bay, CT6 6EG

£375,000

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Perfectly positioned in Ivanhoe Road, Herne Bay, this delightful three-bedroom detached house offers a perfect blend of comfort and convenience. With good-sized living accommodation, the property features two inviting reception rooms, ideal for both relaxation and entertaining. The double-glazed conservatory at the rear enhances the living space, allowing natural light to flood in and providing a lovely view of the garden.

The tiered rear garden is a standout feature, offering a private outdoor retreat with side access for added convenience. This space is perfect for gardening enthusiasts or for families looking to enjoy outdoor activities.

Situated in a desirable location, the house is close to a variety of amenities, including shops and local transport links, making daily errands and commuting a breeze. Additionally, the property benefits from off-street parking and a garage, providing ample space for vehicles and storage.

This home is an excellent opportunity for those seeking a comfortable and well-located property in Herne Bay. With its appealing features and proximity to local conveniences, it is sure to attract interest from a range of buyers.



Council Tax Band:



### **Hallway**

Door to side, window to side, cupboard understairs

### **Kitchen/breakfast room**

15'9' x 9'2'

Double glazed window to front and Double glazed door to front of property, stainless steel sink and drainer with selection of matching wall and base units, electric oven, hob, microwave, fridge/freezer, space for washing machine

### **Lounge**

18'4' x 10'8'

Sliding doors to conservatory

### **Conservatory**

19'4' x 10'7'

Double glazed windows and doors to rear garden

### **Landing**

Loft hatch, window to side

### **Bedroom 1**

10'8' x 11'8'

Double glazed window to front

### **Bedroom 2**

10'9' x 9'

Double glazed window to rear

### **Bedroom 3**

10'9' x 8'11'

Double glazed window to rear

### **Shower room**

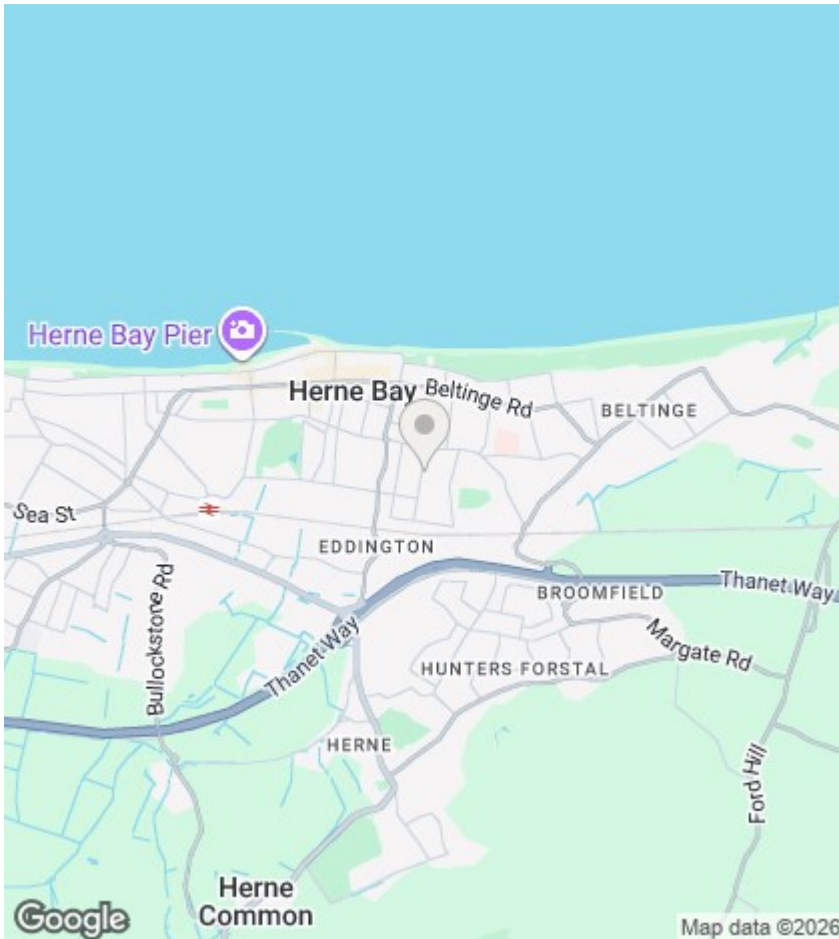
Double glazed window to front, shower cubicle, low flush wc, pedestal wash hand basin, heated towel rail, airing cupboard

### **Rear Garden**

Tiered garden, lawned area, patio area, side access

### **Garage**

Up and over door, boiler

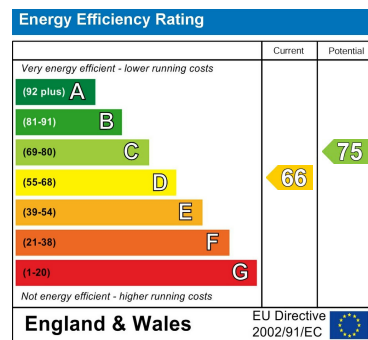


## Viewings

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

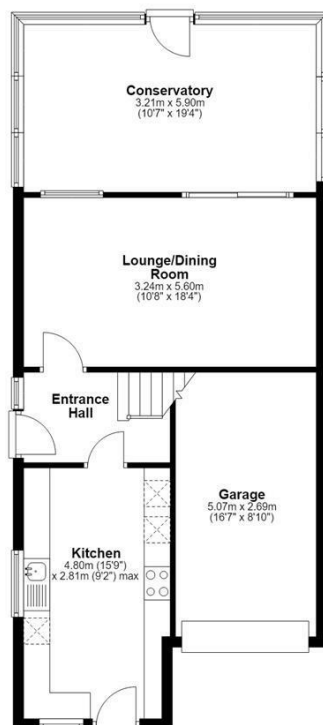
## EPC Rating:

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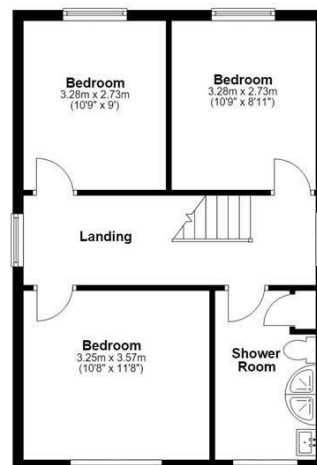
### Ground Floor

Main area: approx. 56.3 sq. metres (606.4 sq. feet)  
Plus garages: approx. 13.6 sq. metres (146.9 sq. feet)



### First Floor

Approx. 47.2 sq. metres (507.7 sq. feet)



Main area: Approx. 103.5 sq. metres (1114.1 sq. feet)  
Plus garages: approx. 13.6 sq. metres (146.9 sq. feet)