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33 Pochard Crescent, Herne Bay, CT6 5QD

£240,000

- Two Bedroom Coach House
- Garage And Private Parking Space To The Rear
- PROMPT SALE REQUIRED!
- Self Contained Entrance
- Spacious Living Room And Generous Sized Master Bedroom



# 33 Pochard Crescent, Herne Bay CT6 5QD

## PROMPT SALE REQUIRED!

Welcome to this charming two-bedroom, coach house property situated on Pochard Crescent in the delightful coastal town of Herne Bay. This lovely residence is part of a popular development, making it an ideal choice for those seeking a vibrant community atmosphere.

As you enter, you will appreciate the convenience of having your own private entrance, providing a sense of independence and security. The apartment features a well-proportioned reception room, with the kitchen off of this room perfect for relaxing or entertaining guests. There are two good size bedrooms which offer ample space for comfortable living.

The location is particularly advantageous, being in close proximity to a local secondary school, which is ideal for families with children. Additionally, Herne Bay boasts beautiful beaches and a variety of local amenities, ensuring that you have everything you need within easy reach.

This apartment presents a wonderful opportunity for those looking to enjoy coastal living in a welcoming community. With its appealing features and prime location, it is certainly worth considering for your next home.

To the rear, is a private garage with an additional private parking space.



Council Tax Band: B



## **GROUND FLOOR**

**Entrance Hall**

## **FIRST FLOOR**

**Landing**

**Bedroom One**

16'5 x 14'0

**Bedroom Two**

8'7 x 8'8

**Shower Room**

**Lounge**

17'0 x 12'7

**Kitchen**

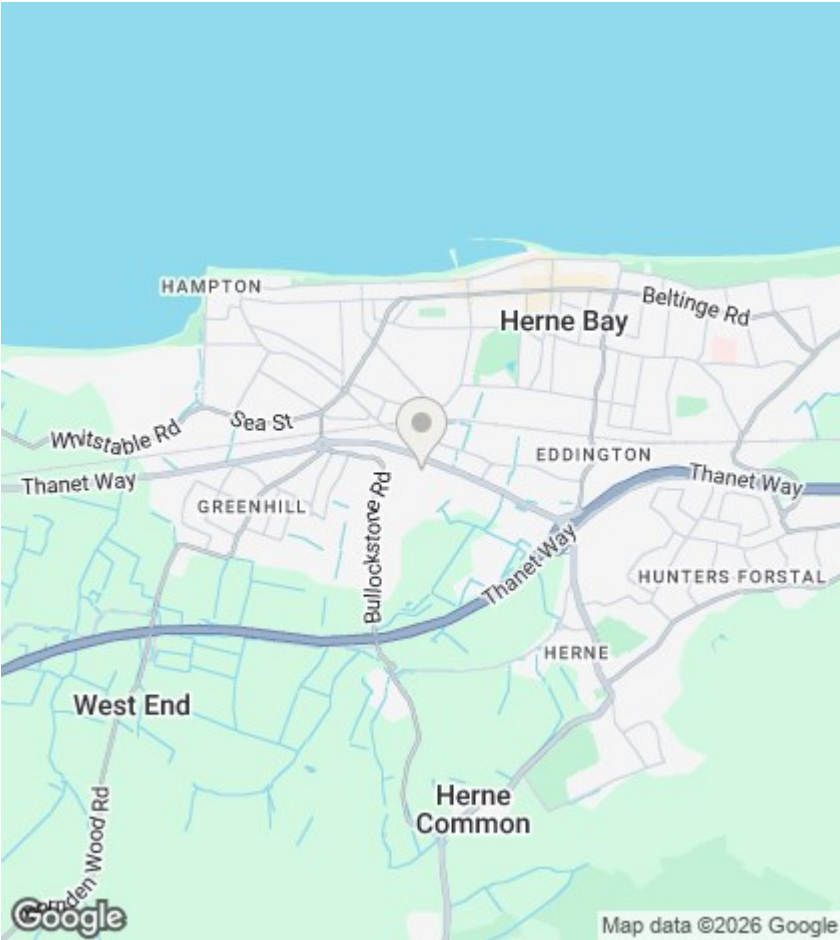
8'6 x 10'0

## **OUTSIDE**

**Garage**

## **COUNCIL TAX BAND B**

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:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	76
(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

