

KE



12 South Road, Herne Bay, Kent, CT6 5AR

Offers Over £325,000

- Lovely Victorian Terrace
- Beautifully Kept Home
- Central Location Close to Herne Bay Town and Sea Front
- Four Bedrooms with En Suite to Bedroom One
- Lounge-Diner and Kitchen-Breakfast Room

106 High Street, Herne Bay, Kent, CT6 5LE
01227 389 998

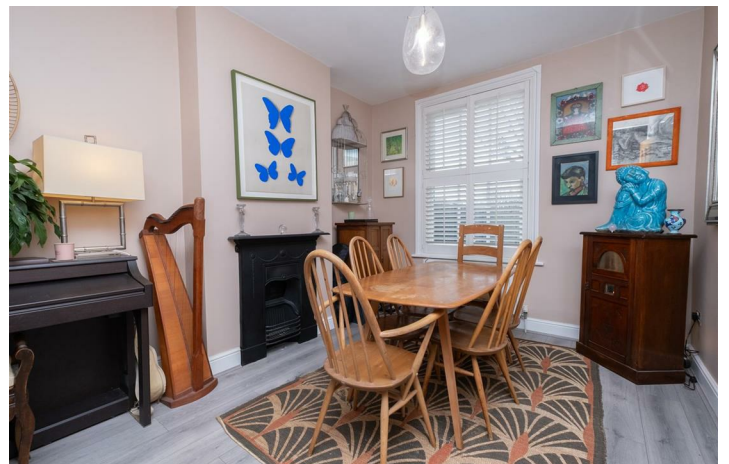
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12 South Road, Herne Bay CT6 5AR

Conveniently located for pretty much everything, this Victorian terrace home has Herne Bay's town centre, beautiful beach, sea front and shops all on the doorstep. An endearing residence combining original features with modern conveniences, this particular property has rooms of elegant proportions and is in exceptional condition from top to bottom. The house is set over three floors and has generous accommodation which comprises reception hall, a good size lounge-diner, downstairs cloakroom and a lovely kitchen-breakfast room. The first floor has three double bedrooms and a shower room alongside another large bedroom on the second floor with an en suite. There is a pretty, low maintenance courtyard garden to the rear. With plenty of natural light, beautiful fireplaces and high ceilings, we feel sure any prospective buyers will be as impressed as we were.



Council Tax Band: C



GROUND FLOOR

Entrance Hallway

Entrance door to front, radiator, staircase to first floor, tiled floor.

Cloakroom

Low level WC, wash hand basin.

Lounge-Diner

22' 9" x 11' 3" (6.93m x 3.43m) Dual aspect room with bay window to front with fitted shutters, window to rear with fitted shutters, two radiators, two feature fireplaces, television point.

Kitchen-Breakfast Room

17' 2" x 7' 6" (5.23m x 2.29m) Comprehensive range of high gloss fitted matching wall and base units with oak worktops, ceramic sink unit with mixer tap, five burner Neff hob with extractor canopy over and oven below, integrated washing machine and dishwasher, integrated fridge/freezer, cupboard housing gas boiler, two double glazed windows to rear and side, double glazed door to side.

FIRST FLOOR

Split Level Landing

Radiator, staircase to second floor.

Bedroom One

11' 0" x 13' 0" (3.35m x 3.96m) not into wardrobe Two windows to front with fitted shutters, radiator, feature fireplace, built in wardrobes with sliding doors.

Bedroom Three

10' 0" x 8' 2" (3.05m x 2.49m) Double glazed window to rear, radiator, built in wardrobe. feature fireplace.

Bedroom Four

7' 6" x 8' 0" (2.29m x 2.44m) Double glazed window to rear, radiator.

Shower Room

Walk in double shower stall with mains fed shower, suspended wash hand basin, low level WC, heated towel rail, feature tiled walls.

SECOND FLOOR

Second Floor Landing

Velux window to rear.

Bedroom Two

4' 9" x 13' 0" (1.45m x 3.96m) Box window to front, radiator.

En Suite

Panelled bath unit with mains fed shower over, suspended wash hand basin, low level WC, heated towel rail, feature tiled walls.

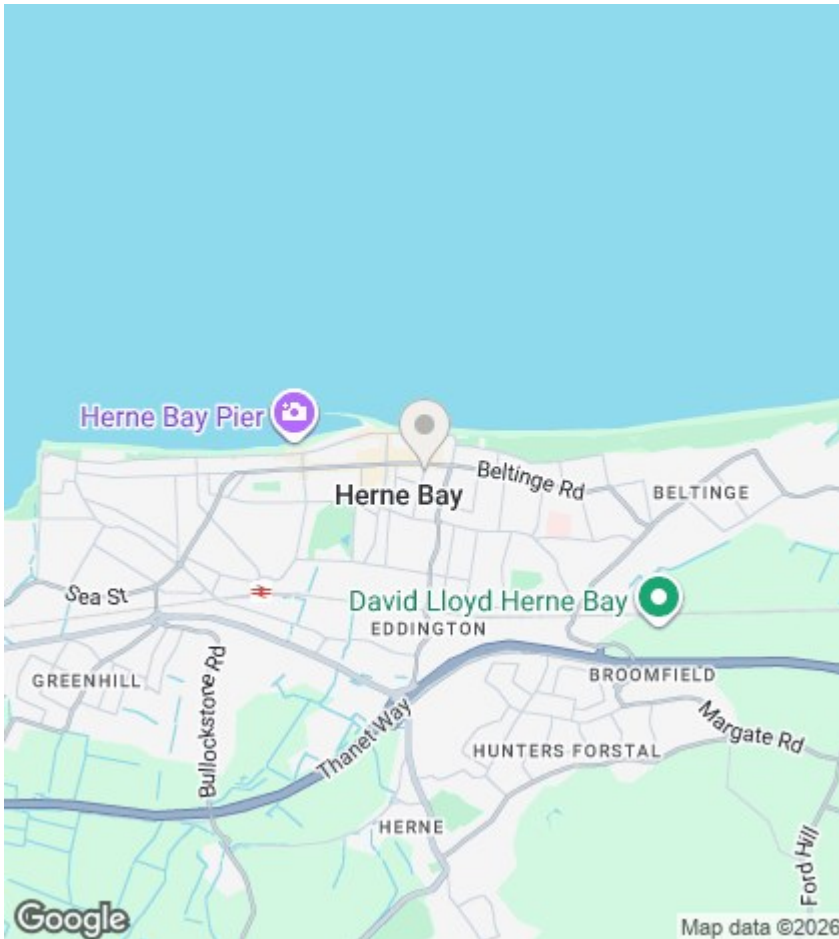
OUTSIDE

Rear Garden

Enclosed rear courtyard garden with raised border, pergola with lighting, part paved with artificial grass, timber shed, fenced surround.

Council Tax Band C

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



Viewings

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

EPC Rating:

D

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



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