

KE



31 Honeysuckle Way, Broomfield, Herne Bay, CT6 7AX

£259,995

- Two Bedroom Mid Terrace Home
- Positioned Close to Countryside Walks and Local Green Spaces
- Allocated Parking To The Side Of The House
- Ideal for First Time Buyers and Investors
- Sought After Location On A No-Through Road
- Strong Connectivity with Regular Bus Routes to Herne Bay, Whitstable, and Canterbury

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A lovely two-bedroom home tucked away in a quiet cul-de-sac location, ideal for first-time buyers. The accommodation comprises an entrance hall, fitted kitchen, and spacious lounge/diner to the ground floor, with two good-sized bedrooms and a family bathroom upstairs. Outside benefits include allocated parking and an enclosed rear garden. Conveniently situated close to open countryside with beautiful walks nearby, as well as excellent bus links to Herne Bay, Whitstable, and Canterbury. Also within easy reach of the sought-after Herne Infant and Primary School.



Council Tax Band: B



GROUND FLOOR

Entrance Hall

Kitchen

Lounge-Diner

FIRST FLOOR

Bedroom One

Bedroom Two

Bathroom

OUTSIDE

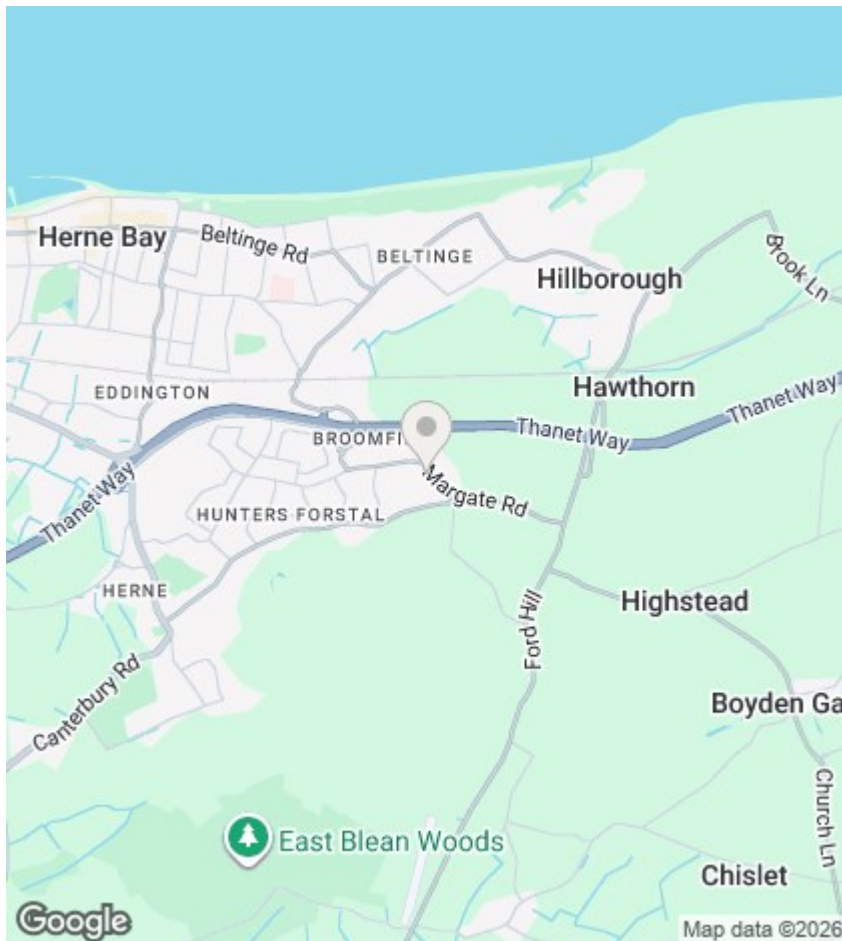
Enclosed Rear Garden

Open Plan Frontage

Allocated Parking Space

COUNCIL TAX BAND B

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:

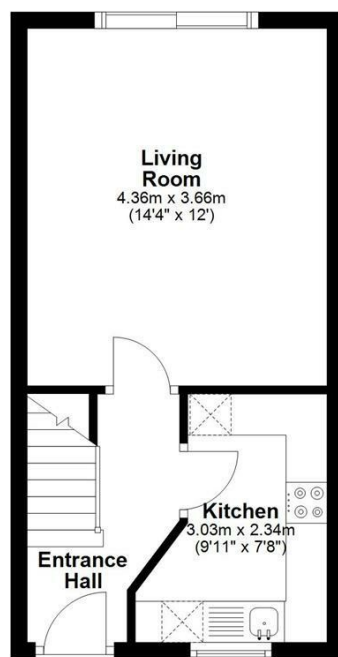
C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	78
(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	



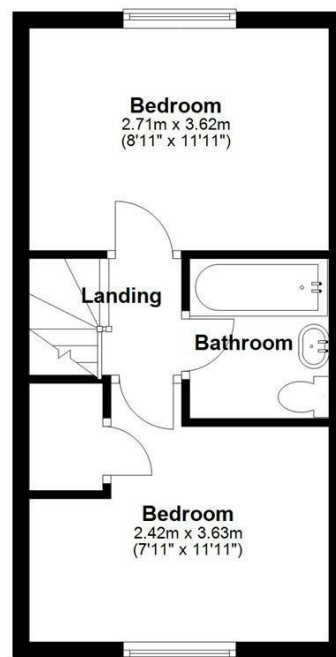
Ground Floor

Approx. 27.4 sq. metres (294.7 sq. feet)



First Floor

Approx. 26.9 sq. metres (289.5 sq. feet)



Total area: approx. 54.3 sq. metres (584.2 sq. feet)