

KE



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

Offers In Excess Of £250,000

- Set Over Three Floors
- Stunning Bathroom With Bath And Separate Shower Cubicle
- Three Double Bedrooms
- Chain Free Sale

20 South Road, Herne Bay CT6 5AR

This delightful end-terrace house on South Road offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Upon entering, you are greeted by two inviting reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The layout encourages a warm and welcoming atmosphere, perfect for family gatherings or quiet evenings in.

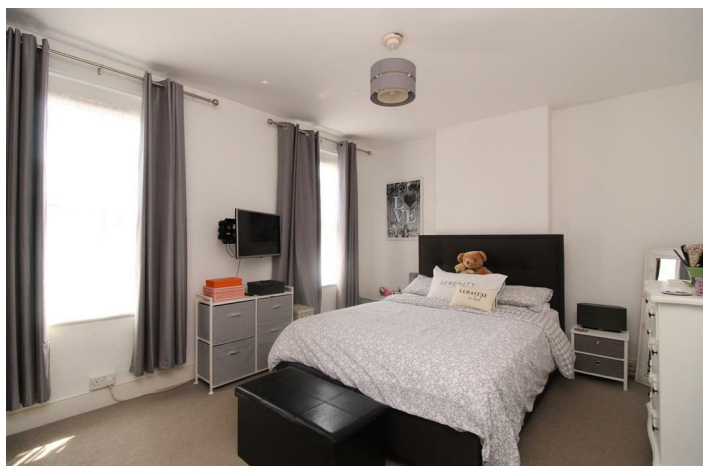
The property features a well-appointed bathroom, ensuring that daily routines are both practical and comfortable. The end-terrace design allows for additional natural light, creating a bright and airy feel throughout the home.

Located in Herne Bay, you will enjoy the benefits of a seaside town, with its beautiful beaches, local shops, and a variety of amenities just a stone's throw away. The area is well-connected, making it easy to explore the surrounding regions or commute to nearby cities.

This end-terrace house on South Road presents an excellent opportunity for those looking to settle in a vibrant community. With its spacious living areas and convenient location, it is a property that truly deserves your attention. Don't miss the chance to make this charming house your new home.



Council Tax Band: C



GROUND FLOOR

Entrance Porch

Double glazed front entrance door, feature glazed further door to entrance hall.

Entrance Hallway

Staircase to first floor, radiator, under stairs storage area.

Lounge

13'7" x 11'7"

13' 7" x 11' 7" (4.14m x 3.53m) Double glazed bay window to front, radiator, laminate flooring, open plan arrangement to:

Dining Room

11'4" x 9'7"

11' 4" x 9' 7" (3.45m x 2.92m) Double glazed bay window to rear, laminate flooring, radiator.

Kitchen

13'2" x 7'10"

13' 2" x 7' 10" (4.01m x 2.39m) Attractive fitted kitchen in shaker style units with complementary worktops and tiled effect splash backs, inset four gas burner hob with electric oven below, space and plumbing for washing machine, stainless steel single sink and drainer unit, radiator, double glazed window to side, double glazed door to side leading to the garden, walk in shelved larder cupboard.

Cloakroom

Double glazed window to side, low level WC.

FIRST FLOOR

Landing

Split level landing, staircase to second floor.

Bathroom

14' 4" x 7' 9" (4.37m x 2.36m) Panelled bath with Victorian style mixer taps and hand held shower attachment, pedestal wash hand basin, walk in double shower stall with large sprinkler head, airing cupboard housing gas combination boiler, radiator, double glazed frosted window to rear.

Cloakroom

Low level WC, double glazed frosted window to side.

Bedroom One

15'2" x 11'4"

15' 2" x 11' 4" (4.62m x 3.45m) Two double glazed windows to front, radiator.

Bedroom Three

11'5" x 9'6"

11' 5" x 9' 6" (3.48m x 2.90m) Double glazed window to rear, radiator.

SECOND FLOOR

Second Floor Landing

Bedroom Two

15'8" x 14'4"

15' 8" x 14' 4" (4.78m x 4.37m) Double glazed skylight window to front, radiator.

OUTSIDE

Rear Garden

Enclosed low maintenance courtyard style garden with well stocked flowering borders, outside tap, gate to side leading to pedestrian access.

Council Tax Band C

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

NB

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

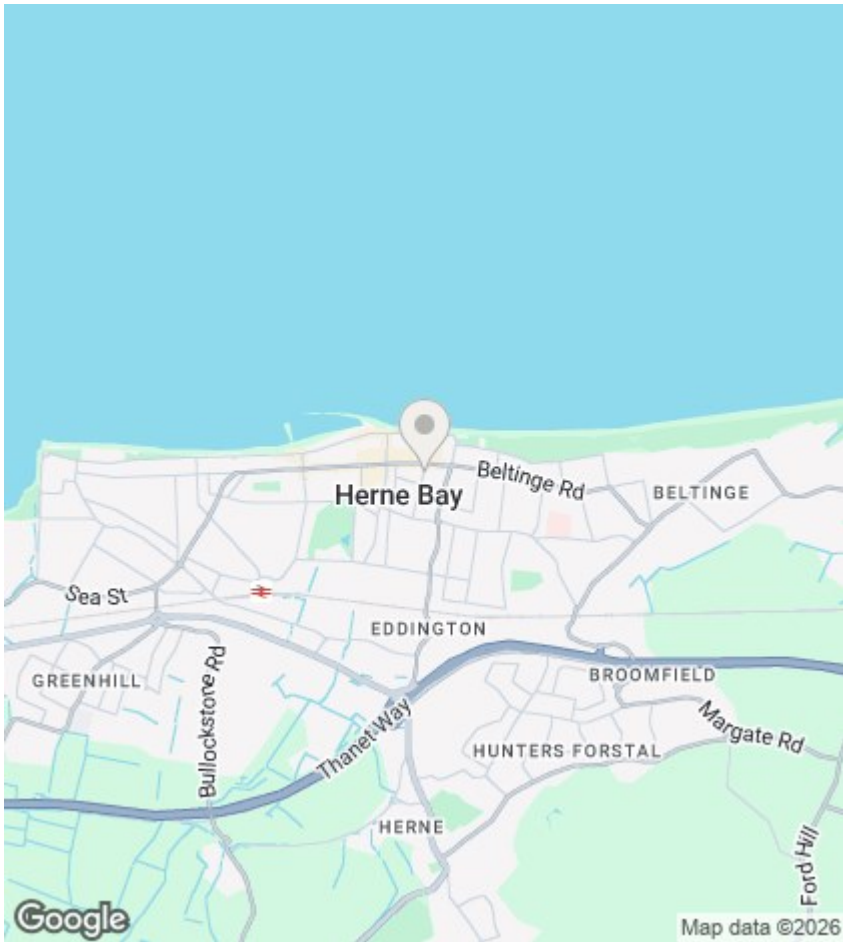
Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

The advertised price is commonly referred to as a 'Starting Bid' or 'Guide Price' and is accompanied by a 'Reserve Price'. The 'Reserve Price' is confidential to the seller and the auctioneer and will typically be within a range above or below 10% of the 'Guide Price' / 'Starting Bid'.

These prices are subject to change.



Viewings

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

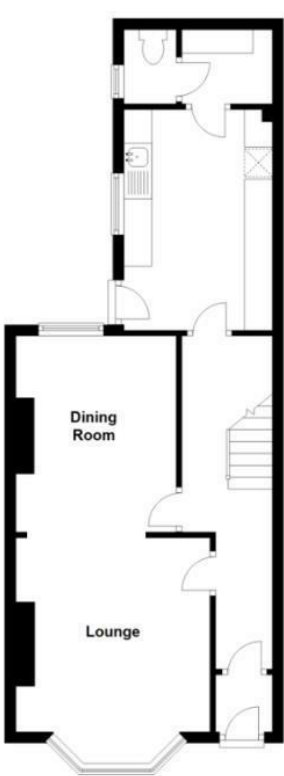
EPC Rating:

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	

Split Level Ground Floor

Approx. 47.7 sq. metres (513.2 sq. feet)



Split Level First Floor

Approx. 46.7 sq. metres (502.8 sq. feet)



Split Level Second Floor

Approx. 24.8 sq. metres (266.8 sq. feet)

