

KE



59 Pigeon Lane, Herne Bay, CT6 7ES

Offers In Excess Of £500,000

- Five Bedroom Detached Family Home
- Located in the Popular Herne Village
- Vacant Possession and No Onward Chain
- Extended Living Accommodation
- In Need of Some Modernisation

59 Pigeon Lane, Herne Bay CT6 7ES

Located in the desirable area of Herne village, this impressive five-bedroom detached family home on Pigeon Lane offers a wonderful opportunity for those seeking a spacious residence with potential. Boasting three generous reception rooms, this property provides ample space for family gatherings and entertaining guests. The extended living accommodation ensures that every member of the family can enjoy their own space, while the two bathrooms add convenience to daily living.

Although the home is in need of some modernisation, it presents a blank canvas for buyers to infuse their personal style and preferences. With vacant possession and no onward chain, you can move in without delay and start transforming this house into your dream home.

Herne village is known for its friendly community, convenient amenities and being close to Herne Primary/Junior school making it an ideal location for families. This property not only offers a comfortable living environment but also the chance to create a bespoke home tailored to your needs. Don't miss out on this fantastic opportunity to secure a delightful family home in a sought-after area.



5



2



3



D

Council Tax Band: E



GROUND FLOOR

Porch

Entrance Hall

Sitting Room

19'4 x 14'9

Kitchen/Breakfast Room

19'4 x 9'10

Inner Hall

Dining Room

10'2 x 16'3

Utility Room

10'2 x 8'8

Cloakroom

FIRST FLOOR

Bedroom One

12'5 x 10'

En-Suite Bathroom

Bedroom Two

11'1 x 10'

Bedroom Three

8'1 x 10'

Bathroom

SECOND FLOOR

Bedroom Four

11'8 x 9'10

Bedroom Five

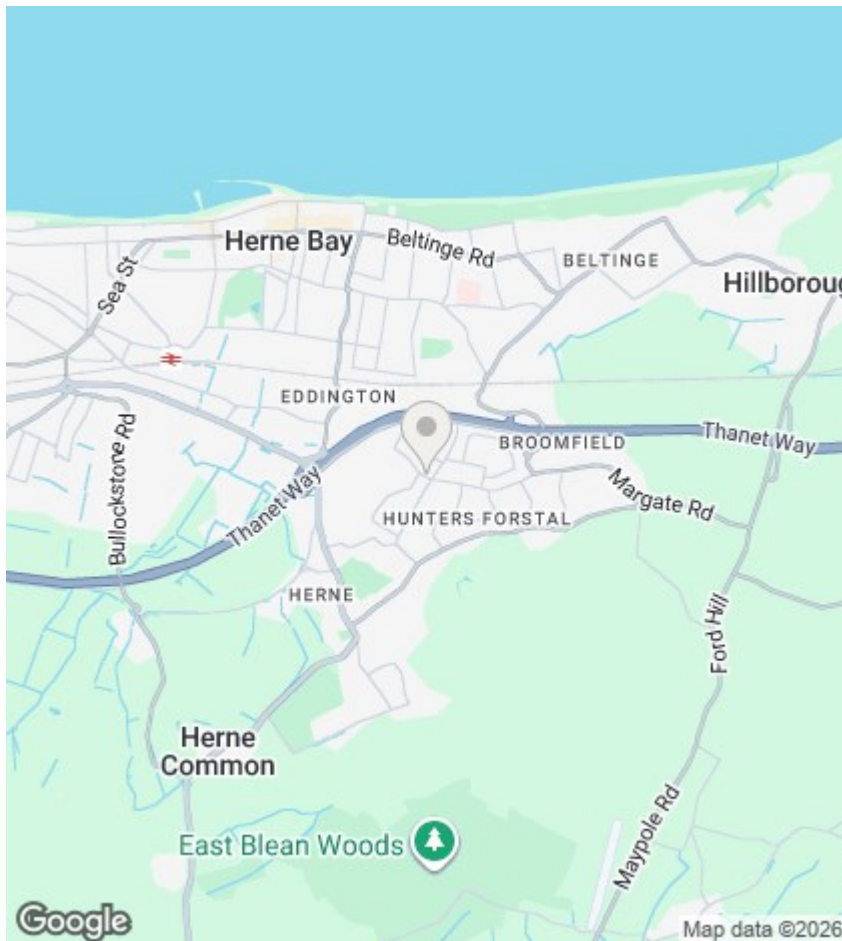
11'8 x 8'10

OUTSIDE

Driveway to Front

Rear Garden

COUNCIL TAX BAND E



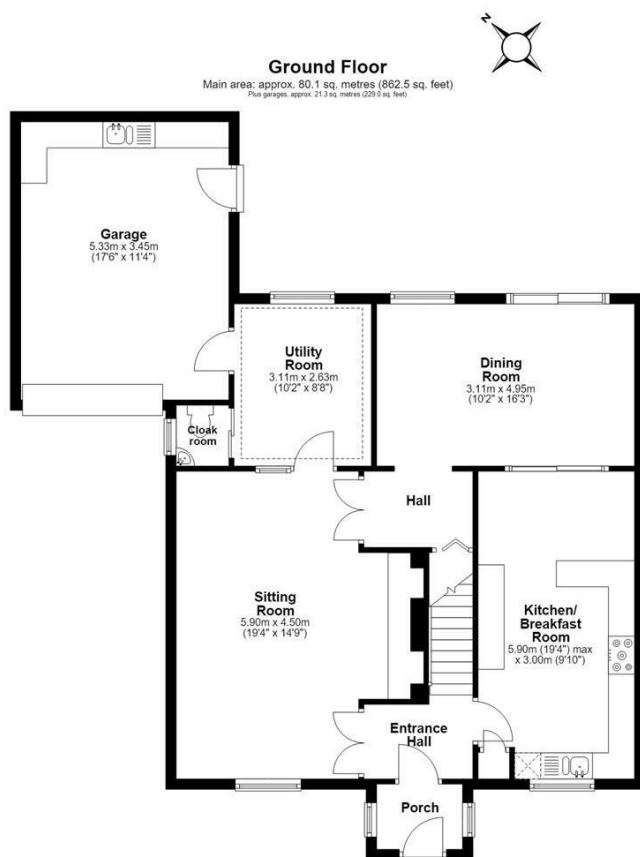
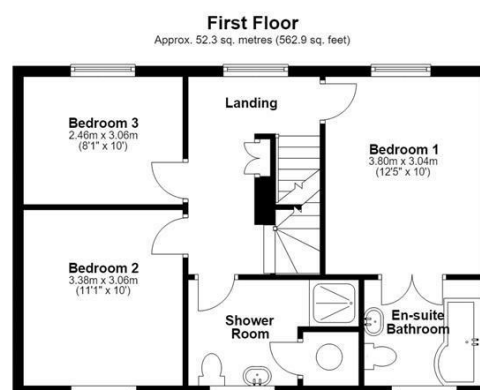
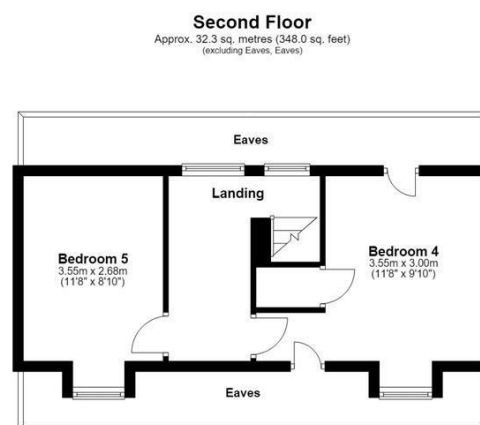
Viewings

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		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	57	73
England & Wales		EU Directive 2002/91/EC



Main area: Approx. 164.8 sq. metres (1773.4 sq. feet)
Plus garages: approx. 21.3 sq. metres (229.0 sq. feet)