

# KE



81 Lower Herne Road, Herne Bay, CT6 7ND

£260,000

- 2 bedroomed cottage
- Popular location in the village of Herne
- Downstairs bathroom
- Modernised with fitted kitchen
- Good size rear garden with side access

# 81 Lower Herne Road, Herne Bay CT6 7ND

Located in Lower Herne Road this charming coastal town of Herne Bay, this delightful two-bedroom cottage offers a perfect blend of modern living and traditional character. Recently remodelled throughout, the property boasts a fresh and inviting atmosphere, making it an ideal home for individuals or small families.

As you enter, you are greeted by a separate lounge that provides a cosy space for relaxation, while the adjoining dining room is perfect for entertaining guests or enjoying family meals. The layout is both practical and appealing, ensuring that every corner of the home is utilised effectively.

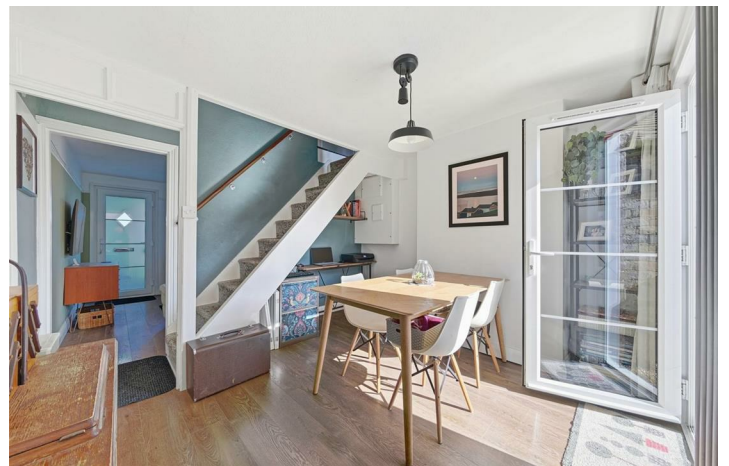
The two generously sized bedrooms offer ample space for rest and personalisation, catering to a variety of needs. Natural light floods the rooms, creating a warm and welcoming environment.

One of the standout features of this property is the side access leading to a good-sized rear garden. This outdoor space presents a wonderful opportunity for gardening enthusiasts or those who simply wish to enjoy al fresco dining during the warmer months.

Located in a desirable area of Herne, this cottage is not only a comfortable residence but also a gateway to the vibrant community and beautiful coastal scenery that Herne Bay has to offer. With its modern updates and charming features, this property is a must-see for anyone seeking a lovely home in a picturesque setting.



Council Tax Band: B



## **GROUND FLOOR**

**Porch**

**Lounge**

11'2 x 10'11

**Dining Room**

11'2 x 10'11

**Kitchen**

5'4 x 9'10

**Bathroom**

5'8 x 6'5

## **FIRST FLOOR**

**Bedroom 1**

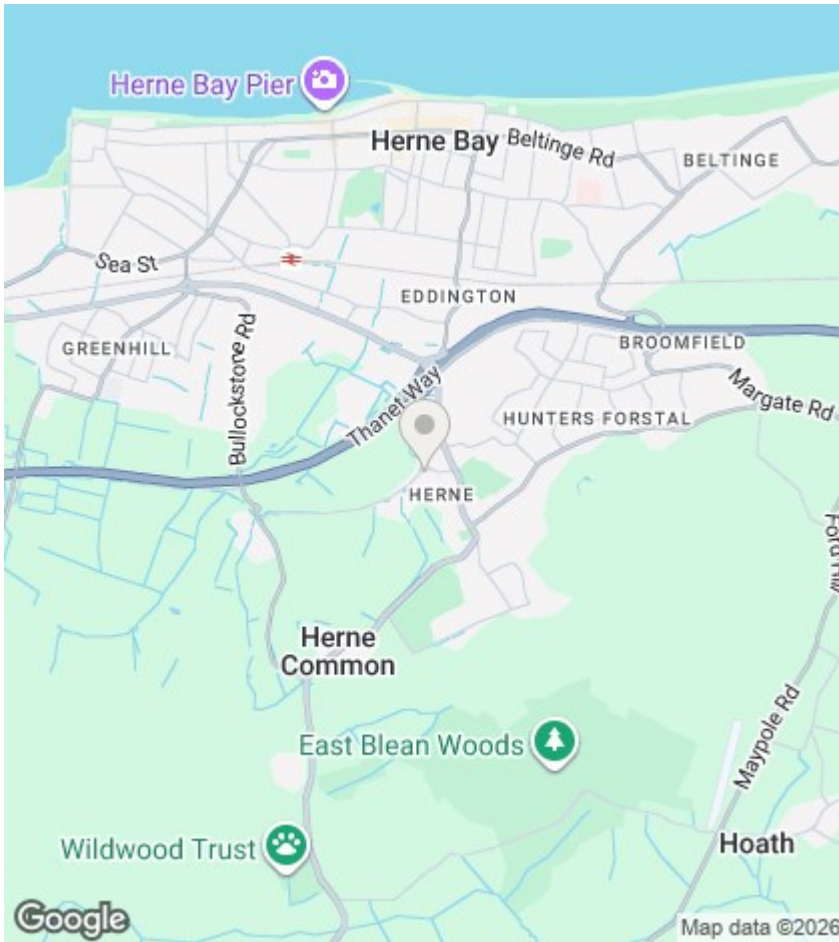
11'3 x 11'1

**Bedroom 2**

8'2 x 11'3

**Rear Garden**

**COUNCIL TAX BAND B**



## 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		67	80
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

