

KE



7 Kingfisher Court, Herne Bay, Kent, CT6 7PL

Offers In Excess Of £300,000

- Quiet Cul De Sac Location in a Desirable Area in Greenhill
- Three Bedroom Family Home
- Vacant Possession/No Onward Chain
- Garage en block
- Walking Distance to Herne Bay High School

7 Kingfisher Court, Herne Bay CT6 7PL

A viewing comes highly recommended to view this three bedroom family home. This fantastic family home is an attractive 'Neo-Georgian' style property, which is approached via a private walkway within a pleasant and quiet cul-de-sac. Three bedrooms are on offer with the benefit of a good size lounge to the front leading to a modern family kitchen/diner, downstairs WC out to a good size sunny rear garden. Upstairs you have two bedrooms with recesses for wardrobes and one single bedroom and master bathroom. Outside you will find a well-tended rear garden with a lawned area and patio with rear access to garage en-bloc. Location is key being so close to the sought after Herne Bay High School. Being offered with vacant possession and no onward chain.



3



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1



C

Council Tax Band: C



GROUND FLOOR

Entrance Hall

Double glazed front door.

Lounge

10' 6" x 13' 4" (3.20m x 4.06m) Double glazed bay window to front, radiator.

Kitchen/Diner

10' 4" x 14' 3" (3.15m x 4.34m) Matching wall and base units with worktop over, stainless steel sink, space for fridge/freezer, cooker and washing machine, boiler, Double glazed window to rear, radiator.

Inner Lobby

Understairs cupboard

Cloakroom

Low level WC, handwash basin, double glazed window to rear.

FIRST FLOOR

Landing

Loft hatch, airing cupboard

Bedroom One

11' 2" x 10' 5" (3.40m x 3.17m) Double glazed window to rear, radiator.

Bedroom Two

10' 6" x 13' 4" (3.20m x 4.06m) Double glazed window to front, radiator.

Bedroom Three

Double glazed window to front, radiator.

Bathroom

Panelled bath, hand wash basin, low level WC, double glazed window to rear, radiator.

Rear Garden

Mainly laid to lawn with patio area, rear access.

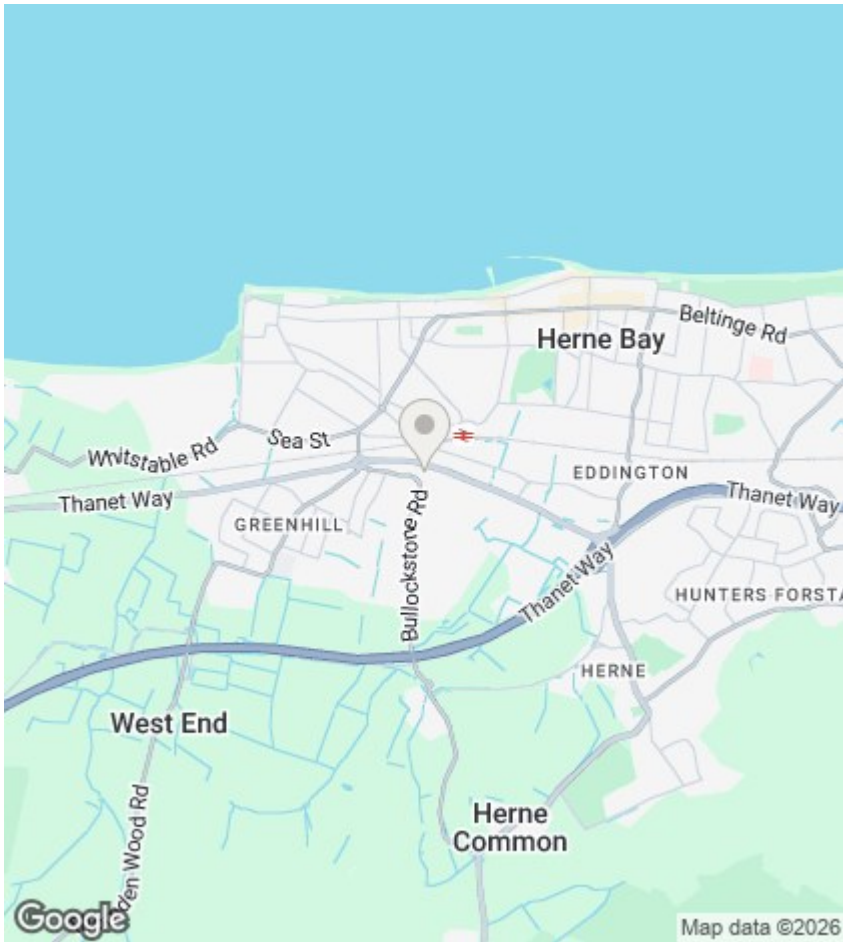
OUTSIDE

COUNCIL TAX BAND C

N.B At the time of advertising these draft particulars are awaiting approval from our sellers.

Garage En Block

Allocated garage located to the rear of the property.



Viewings

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

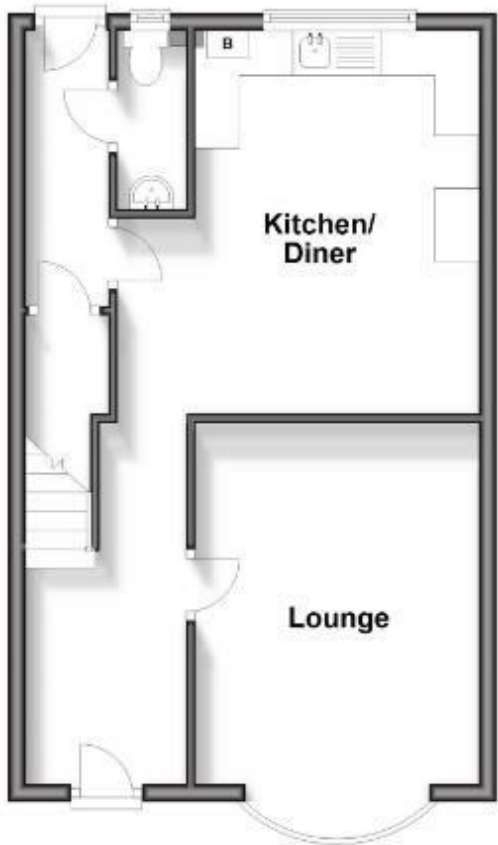
EPC Rating:

C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		87
(69-80) C	70	
(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. 43.7 sq. metres (469.9 sq. feet)



First Floor

Approx. 43.3 sq. metres (466.4 sq. feet)

