

# KE



32 Spenser Road, Herne Bay, CT6 5QN

£475,000

- Rarely Available Period Property
- Walking Distance Of Town Centre, Beach And Railway Station
- Two Reception Rooms And Five Bedrooms
- Tons Of Potential
- South Facing Rear And Side Garden

# 32 Spenser Road, Herne Bay CT6 5QN

A charming early 1900s semi-detached family home set over three floors, offering an ideal opportunity for buyers looking to create their dream home. The ground floor features two inviting reception rooms, a kitchen with utility room, and a cloakroom, providing versatile living space that flows perfectly for family life or entertaining.

Upstairs, there are three bedrooms and a family bathroom on the first floor, with two further bedrooms and an en-suite cloakroom on the second floor, offering generous accommodation for a growing family. The home retains its character while providing an excellent canvas for modernisation and personalisation.

Externally, the property boasts a good-sized rear and side garden, perfect for outdoor living, alongside a driveway and garage offering convenient parking and storage. Situated in a peaceful and sought-after area of Herne Bay, the property enjoys a quiet, residential feel while remaining within easy reach of local amenities, schools, and transport links.

Offered with no forward chain, this home presents a rare opportunity to acquire a substantial property with potential to transform it into a stylish, modern family residence in a desirable seaside town.



Council Tax Band: D



## **GROUND FLOOR**

**Porch**

**Entrance Hall**

**Sitting Room**

13'5 x 12'10

**Kitchen**

11'2 x 12'3

**Cloakroom**

**Utility Room**

6'2 x 5'11

**Dining Room**

12'3 x 12'10

## **FIRST FLOOR**

**Bedroom 1**

12'7 x 20'

**Bedroom 5**

12' x 12'2

**Bathroom**

**Bedroom 3**

10'5 x 12'10

## **SECOND FLOOR**

**Bedroom 2**

12'7 x 17'

**En-Suite Cloakroom**

**Bedroom 4**

11'6 x 12'3

## **OUTSIDE**

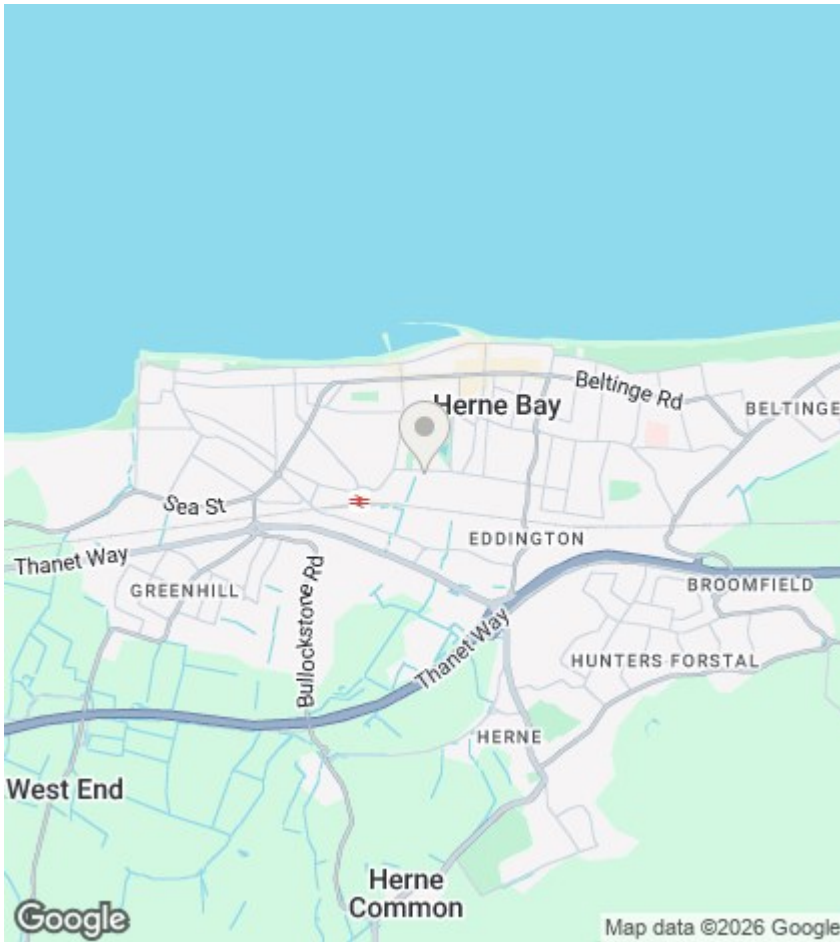
**Garage**

19'6 x 9'6

**Rear Garden**

**Front Garden**

**COUNCIL TAX BAND D**



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			77
(55-68) <b>D</b>		58	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

