KE

# 12 Hanover Street, Herne Bay, CT6 5RN

## £375,000

- Four Bedroom Town House in Central Herne Bay
- No Onward Chain
- Open Plan Kitchen/Lounge/Diner
- Integral Garage and Allocated Car Parking Space in Gated Complex
- Walking Distance to Bus Stop and Train Station

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# 12 Hanover Street, Herne Bay CT6 5RN

Centrally located in Hanover Street, this delightful four-bedroom townhouse presents an excellent opportunity for both families and investors alike. The property is in good condition throughout, ensuring a comfortable living experience from the moment you move in.

Upon entering, you will find a spacious open plan kitchen, lounge, and dining area, perfect for entertaining guests or enjoying family meals. The layout promotes a sense of togetherness while providing ample space for relaxation. The townhouse boasts four well-proportioned bedrooms, offering plenty of room for family members or guests. Additionally, there are two bathrooms, which add convenience to daily living.

For those with vehicles, the property features an integral garage along with an allocated parking space in a gated complex, a rare find in town centre locations. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Situated within walking distance to the town centre, residents can easily access a variety of shops, cafes, and amenities. Furthermore, the nearby train station provides excellent transport links, making it an ideal location for commuters.

This townhouse on Hanover Street is a wonderful blend of comfort, convenience, and modern living, making it a must-see for anyone looking to settle in Herne Bay.

4 2 1 B

Council Tax Band: D

## GROUND FLOOR

### Hallway
Front door, understairs storage

### Cloakroom
Low flush wc, wash hand basin

### Bedroom Three
12'2 x 10'3
Double glazed window to front

### Garage
19'6 x 14'4
Up and over door, cupboard housing washing machine and tumble dryer, boiler. Back door leading to gated parking

## FIRST FLOOR

### Kitchen/Diner/Lounge
20'6 x 16'11
Double glazed windows to rear, sink and drainer with selection of matching cupboards and draws, integral oven and hob with extractor over, integral dishwasher, integral fridge/freezer

### Bedroom Four
13'10 x 10'8
Double glazed window to front

### Shower Room
8'1 x 6'3
Window to front, low flush wc, wash hand basin, shower cubicle

## SECOND FLOOR

### Bedroom One
13'5 x 11'11
Double glazed window to front

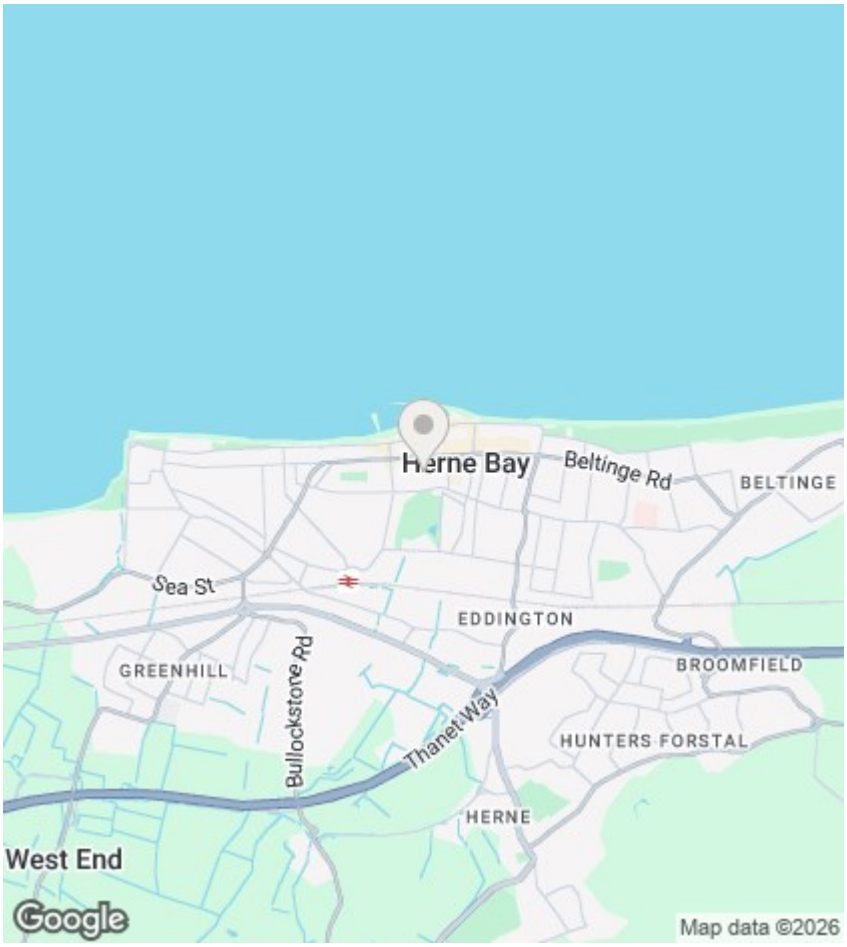
### Bedroom Two
16' x 10'3
Double glazed window to rear

### Bathroom
10'4 x 5'6
Panelled bath, wash hand basin, low flush wc

## OUTSIDE

### Allocated Parking for One Car
Security gated entrance

## COUNCIL TAX BAND D

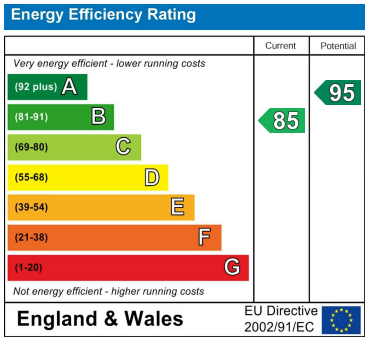


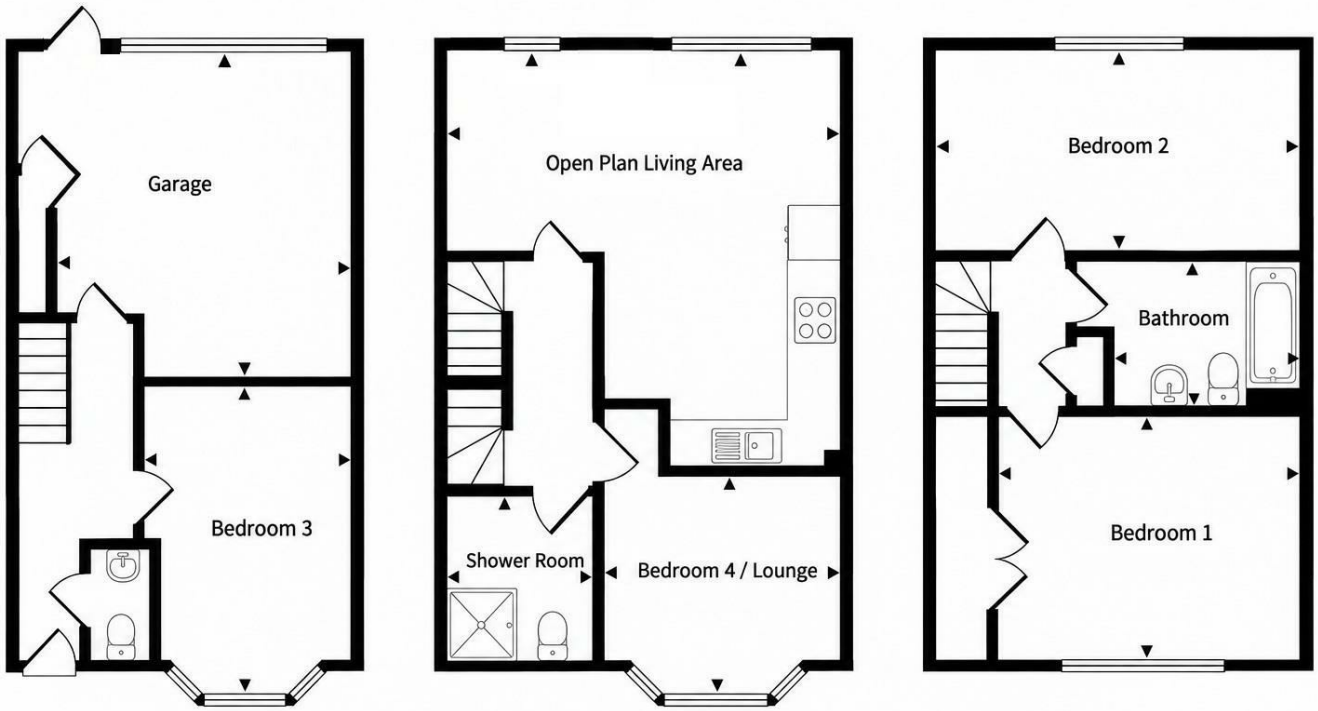

## Viewings

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

## EPC Rating:

B




Ground Floor First Floor Second Floor

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.