

KE



148 Spenser Road, Herne Bay, CT6 6AP

Offers In Excess Of £260,000

- Two bedroomed semi detached house
- Central location close to shops, bus routes and train station
- Lawned garden with side access
- No onward chain
- Good size kitchen/diner

148 Spenser Road, Herne Bay CT6 6AP

Centrally located in Spenser Road, this delightful two-bedroom semi-detached house presents an excellent opportunity for both first-time buyers and those looking to downsize. The property boasts a well-proportioned kitchen/diner, perfect for family meals or entertaining friends.

One of the standout features of this home is the convenience of having a downstairs bathroom, complemented by an additional cloakroom upstairs, ensuring ample facilities for residents and guests alike. The absence of an onward chain simplifies the buying process, allowing for a smoother transition into your new home.

Situated within a short walking distance to the town centre, this property offers easy access to a variety of shops, cafes, and local amenities. Additionally, nearby bus stops and the train station provide excellent transport links, making it an ideal location for commuters or those who enjoy exploring the surrounding areas.

This semi-detached house is not just a place to live; it is a wonderful opportunity to embrace the vibrant lifestyle that Herne Bay has to offer. With its appealing features and prime location, this property is sure to attract interest. Do not miss the chance to make it your own.



Council Tax Band: B



GROUND FLOOR

Lounge

14'7 x 11'6

Kitchen/Diner

14'8 x 13

FIRST FLOOR

Bathroom

Bedroom 2

7'8 x 10'4

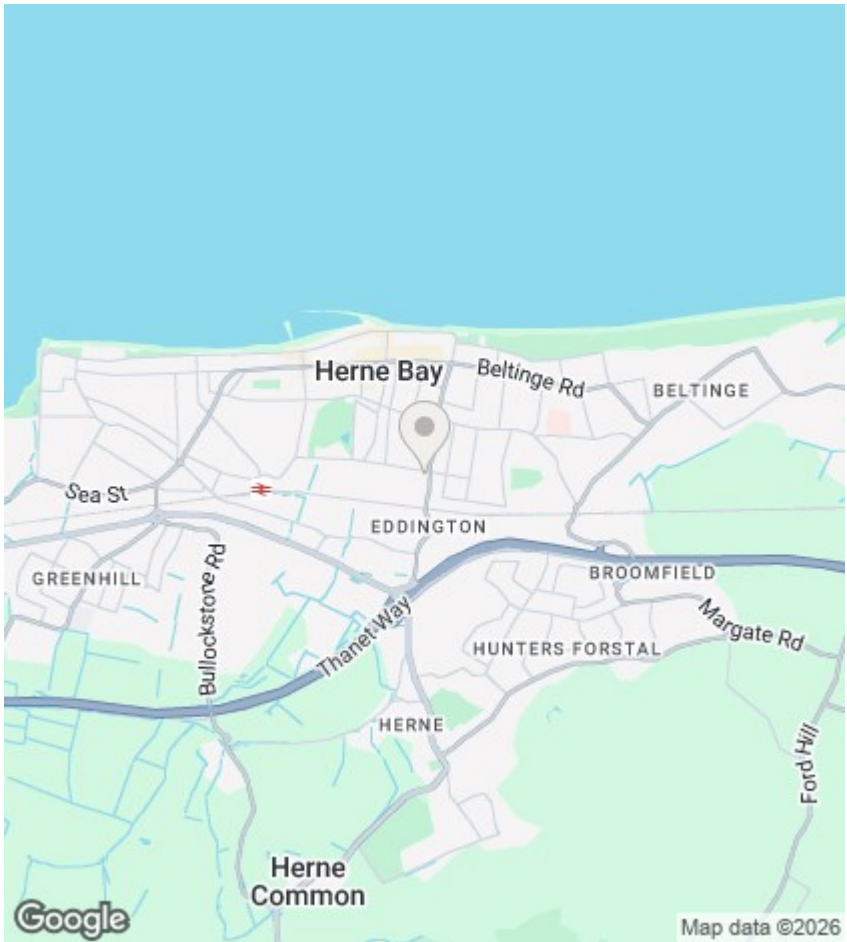
Bedroom 1

12 x 11'9 narrowing 8'5

OUTSIDE

Rear Garden

COUNCIL TAX BAND B



Viewings

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

EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		63
(39-54) E		
(21-38) F	22	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR
438 sq.ft. (40.7 sq.m.) approx.



1ST FLOOR
258 sq.ft. (23.9 sq.m.) approx.



TOTAL FLOOR AREA: 696 sq.ft. (64.7 sq.m.) approx.