

# KE



**71 Margate Road, Herne Bay, CT6 7BH**

Offers In Excess Of £300,000

- Four Bedrooms Chain Free Sale
- Located in Broomfield, Herne Bay
- Modern Kitchen/Diner with Separate Utility Room
- Off Street Parking and Rear Garden in excess of 150 ft

# 71 Margate Road, Herne Bay CT6 7BH

PROMPT SALE REQUIRED AND PRICED TO SELL!

Chain Free Sale. This semi detached property is located in Broomfield, close to coastal Herne Bay with excellent bus service into The Cathedral City of Canterbury and quintessential Whitstable with its working harbour.

The configuration of the house is entrance hall, lounge leading through to a kitchen-diner and open plan arrangement to the conservatory. A side lobby accesses the downstairs cloakroom and rear utility room.

Originally, the house had three bedrooms with a large bathroom but this has been reconfigured to create a fourth bedroom and small shower room.

A stunning, south facing 120' rear garden completes the picture!



Council Tax Band: C



## GROUND FLOOR

**Entrance Hallway**

**Sitting Room**

13'2" x 12'3"

**Kitchen / Diner**

8'8" x 20'9"

**Conservatory**

9'6" x 10'0"

**Cloakroom**

## FIRST FLOOR

**Landing**

**Bedroom One**

13'1" x 12'8"

**Bedroom Two**

9'2" x 8'2"

**Bedroom Three**

8'2" x 8'8"

**Bedroom Four**

6" x 6'3"

**Shower Room**

## OUTSIDE

**Rear Garden**

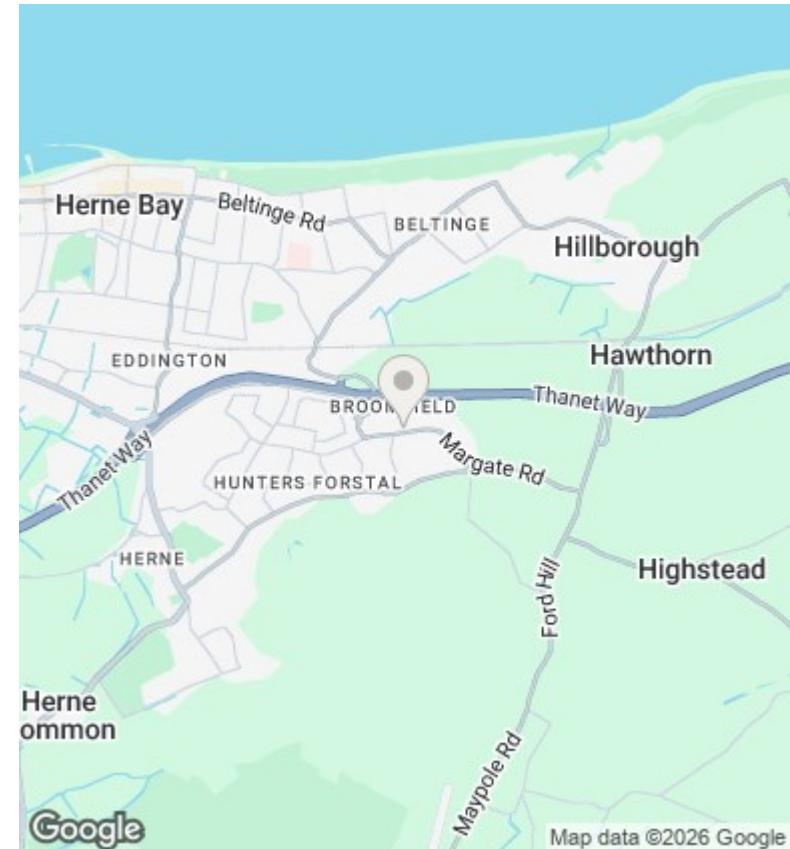
Large Garden Studio 15'1 19'1 (4.60m 5.83m)

**Driveway**

## NB

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

## COUNCIL TAX BAND C



## Viewings

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

## Council Tax Band

C

| Energy Efficiency Rating                    |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs |         |           |
| (92 plus) A                                 |         |           |
| (81-91) B                                   |         |           |
| (69-80) C                                   |         |           |
| (55-68) D                                   | 71      |           |
| (39-54) E                                   | 56      |           |
| (21-38) F                                   |         |           |
| (1-20) G                                    |         |           |
| Not energy efficient - higher running costs |         |           |
| England & Wales                             |         |           |
| EU Directive 2002/91/EC                     |         |           |