

KE



31 Cornwall Road, Herne Bay, CT6 7SY

£325,000

- 4 bed semi detached house
- Extended living accommodation
- Plenty of parking and good size rear garden
- Popular location close to schools and amenities
- Vacant possession/no onward chain

31 Cornwall Road, Herne Bay CT6 7SY

Located in Cornwall Road, Herne Bay, this charming four-bedroom semi-detached family home presents an excellent opportunity for those seeking a comfortable and spacious living environment. The property boasts an extended living accommodation, providing ample space for family gatherings and entertaining guests.

The well-proportioned kitchen/diner is a standout feature, offering a perfect setting for family meals and socialising. Its generous size allows for flexibility in design and functionality, making it an ideal space for culinary enthusiasts and family life alike.

Situated in a popular location, this home is conveniently close to local schools and amenities, ensuring that everything you need is within easy reach. The property is offered with vacant possession and no onward chain, allowing for a smooth and hassle-free transition for the new owners.

This delightful family home is perfect for those looking to settle in a vibrant community while enjoying the comforts of modern living. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Do not miss the chance to make this lovely house your new home.



Council Tax Band: C



Porch

Door to

Kitchen/diner

19'8' x 11'5'

Double glazed window to front, sink and drainer, selection of matching wall and base units, gas hob electric oven, space for washing machine and fridge freezer

Lounge

21'4' x 8'9'

Double glazed doors to rear garden

Bedroom 4

10'9' x 7'4'

Double glazed window and doors to rear garden

Landing

Cupboard

Bedroom 1

14'1' x 11'9'

Double glazed window to rear

Bedroom 2

13'4' x 9'4'

Double glazed window to front

Bedroom 3

9'1' x 8'7'

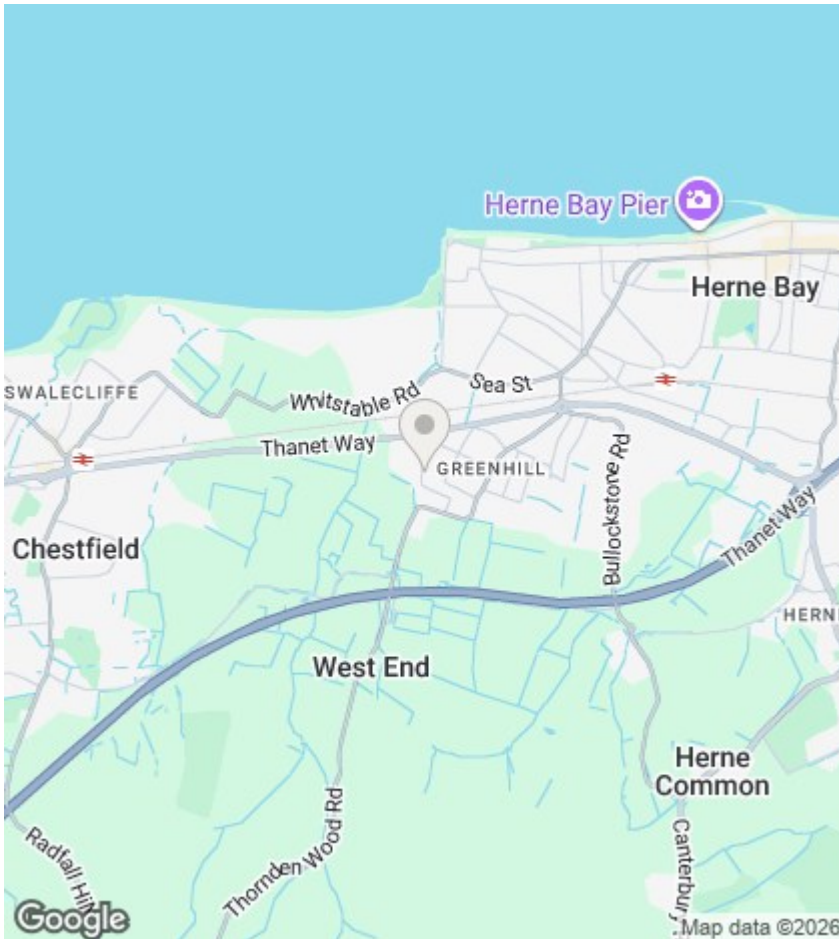
Double glazed window to rear

Bathroom

Double glazed window to front, panelled bath, pedestal wash hand basin, wash hand basin

Off street parking

Rear garden



Viewings

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

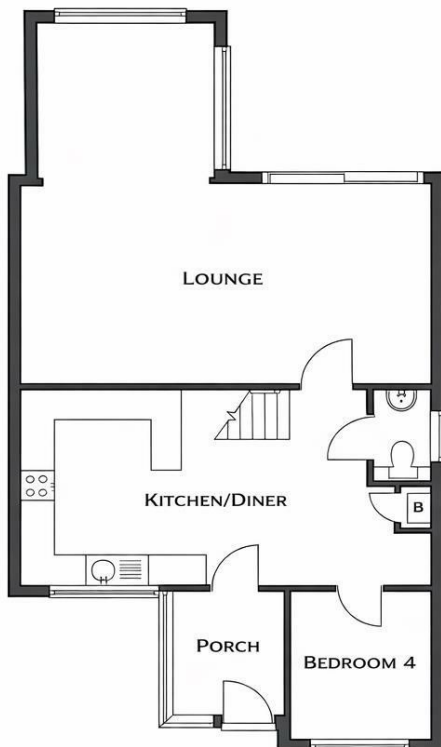
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D		66	
(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. 61 sq. metres (714.4 q. feet)



FIRST FLOOR

Approx. 46.7 sq. metres (502.7 q. feet)

