

# KE



20 Strangford Place, Herne Bay, Kent, CT6 7UJ

£350,000

- Three Bedroom Detached Home
- Drive And Garage
- Local Buses Giving Access To Coastal Herne Bay and Canterbury
- Quiet Cul-De-Sac
- Close To Herne School

## 20 Strangford Place, Herne Bay CT6 7UJ

Situated at the end of a quiet cul de sac in the ever popular area of Broomfield with access to the local shops and well regarded schools as well as within reach of Thanet Way and mainline station for commuting. This well presented detached family home boasts three bedrooms and modern shower room to the first floor, light and airy lounge/diner, modern kitchen, cloakroom and double glazed conservatory overlooking the well maintained rear garden which has a sunny aspect and enjoys a good degree of privacy. Outside there is a driveway providing off street parking and leading to the garage.



Council Tax Band:



## **GROUND FLOOR**

**Entrance Hall**

**Lounge-Diner**

23' x 11'7

**Kitchen**

9'10 x 8'6

**Conservatory**

10'2 x 7'6

## **FIRST FLOOR**

**Bedroom One**

11'11 x 11'10

**Bedroom Two**

11'1 x 10'2

**Bedroom Three**

8'2 x 8'2

**Bathroom**

6'4 x 5'11

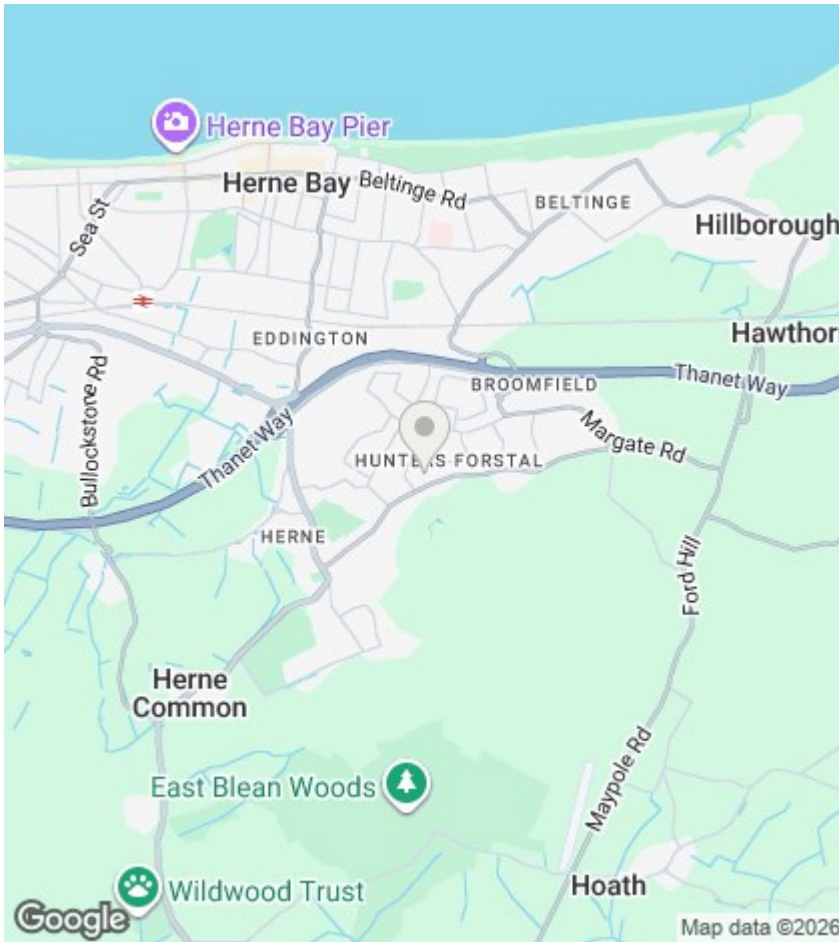
## **OUTSIDE**

**Front Garden**

**Rear Garden**

**Garage with Drive and Parking**

18'1 x 8'1

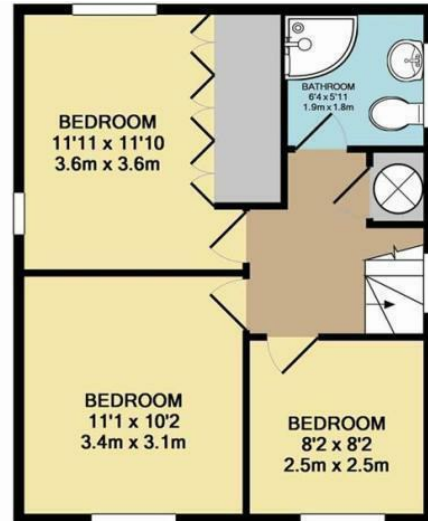
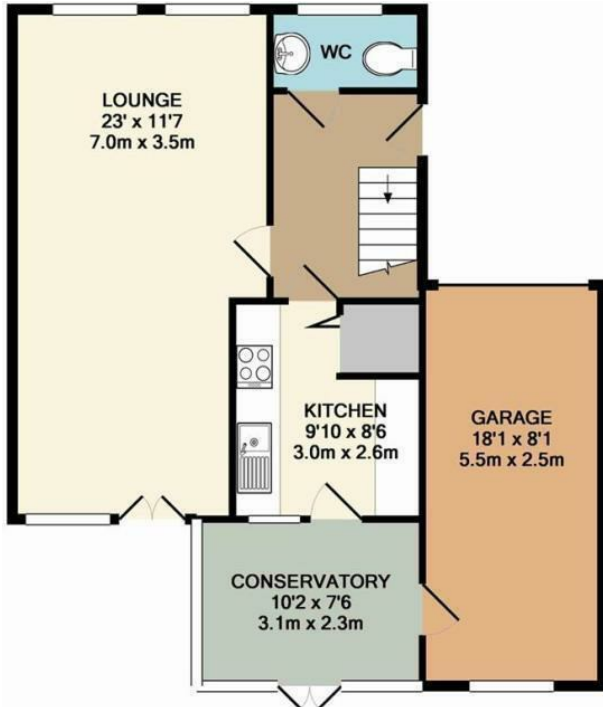


## Viewings

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

## EPC Rating:

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>			
(55-68) <b>D</b>			
(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	



GROUND FLOOR  
APPROX. FLOOR AREA 645 SQ.FT. (59.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1068 SQ.FT. (99.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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