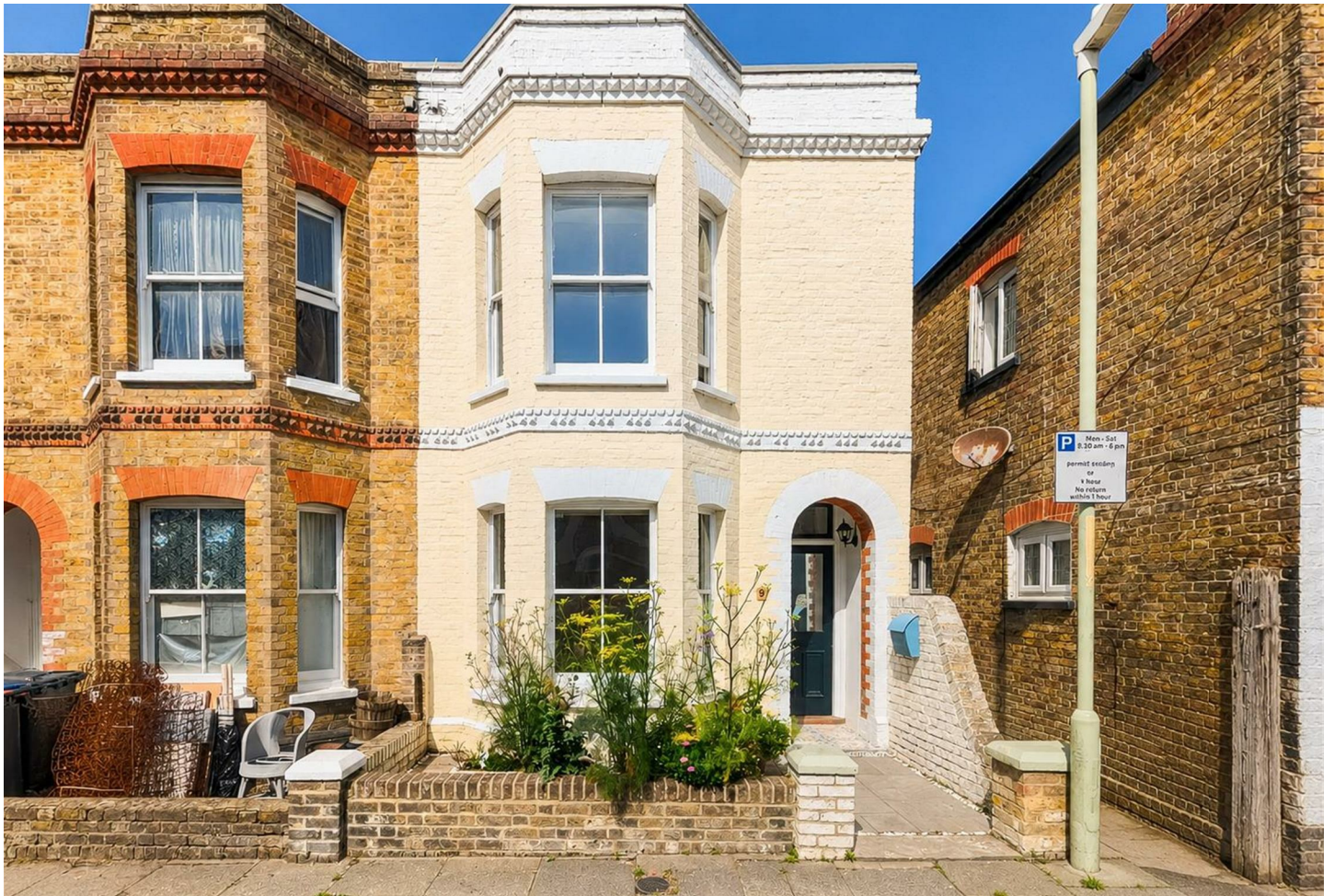


KE



9 New Street, Herne Bay, CT6 5AH

£325,000

- Spacious Three Bedroom Town House
- Downstairs Cloakroom
- Good Size Kitchen/Diner
- Good Condition Throughout
- Great Location Close to all Amenities

106 High Street, Herne Bay, Kent, CT6 5LE
01227 389 998

info@kimberestates.co.uk
kimberestates.co.uk

9 New Street, Herne Bay CT6 5AH

Located in the heart of Herne Bay on New Street, this charming townhouse offers a delightful blend of comfort and convenience. With three generously sized bedrooms, this property is perfect for families or those seeking extra space. The house is in good condition throughout, ensuring a welcoming atmosphere from the moment you step inside.

The ground floor features two reception rooms, providing ample space for relaxation and entertaining. The separate dining room is ideal for hosting dinner parties, while the kitchen/diner offers a practical area for everyday meals. Additionally, the downstairs cloakroom adds to the convenience of this well-designed home.

Situated in the town centre, this property is just a stone's throw away from a variety of amenities, including shops, cafes, and local services, making it an excellent choice for those who appreciate easy access to everyday necessities.

This townhouse is not just a house; it is a place where you can create lasting memories. With its prime location and spacious layout, it presents a wonderful opportunity for anyone looking to settle in the vibrant community of Herne Bay. Don't miss the chance to make this lovely property your new home.



Council Tax Band: C



GROUND FLOOR

Hallway

Front door, storage understairs

Cloakroom

Low level wc

Sitting Room

15'1' x 11'2'

Bay window to front, fireplace

Dining Room

11'10' x 8'10'

Window to rear, fireplace area

Kitchen/Diner

19'11' x 9'8'

Window and door to rear garden, sink and drainer with selection matching wall and base units, fitted hob, fitted oven, space for fridge freezer

FIRST FLOOR

Landing

Bedroom One

14'9' x 12'10'

Bay window to front

Bedroom Two

11'10' x 8'10'

Window to rear

Bedroom Three

12'6' x 9'10'

Window to rear

Bathroom

Window to rear, panelled bath, wash hand basin, low level wc

OUTSIDE

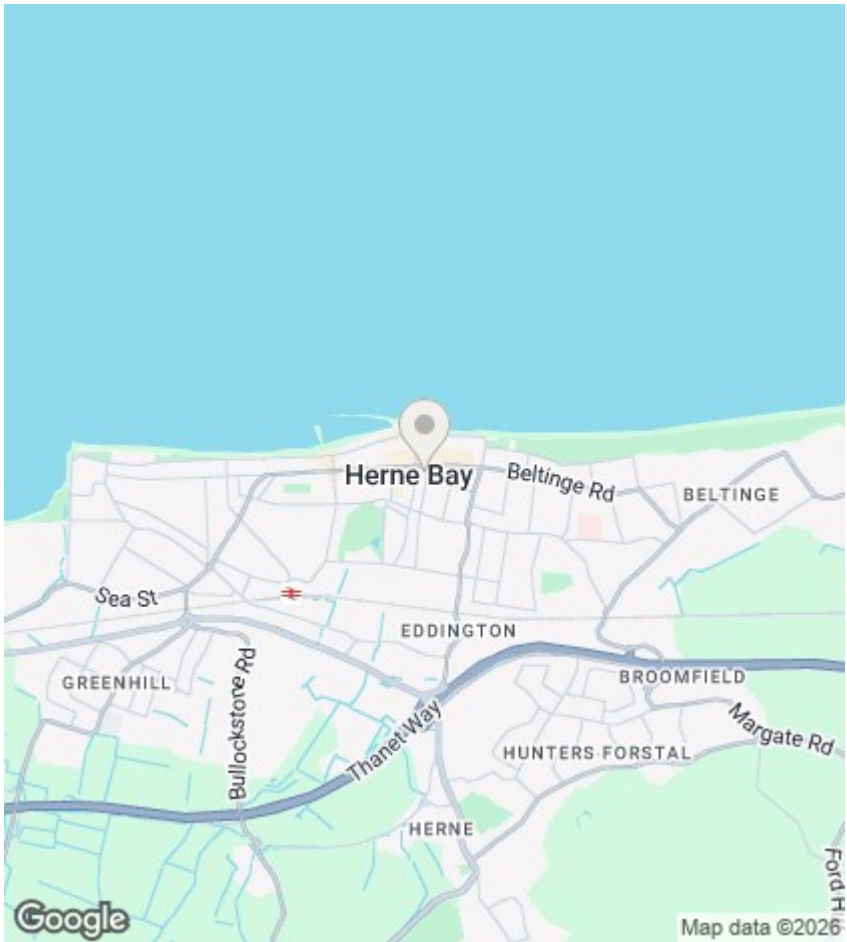
Front Garden

Front garden with path

Rear Garden

Low maintenace with flower and shrub borders

COUNCIL TAX BAND C



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		
(81-91) B		83
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

