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32 Spenser Road, Herne Bay, CT6 5QN

£435,000

- Rarely Available Period Property
- Walking Distance Of Town Centre, Beach And Railway Station
- Two Reception Rooms And Five Bedrooms
- Tons Of Potential
- South Facing Rear And Side Garden

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A charming early 1900s semi-detached family home set over three floors, offering an ideal opportunity for buyers looking to create their dream home. The ground floor features two inviting reception rooms, a kitchen with utility room, and a cloakroom, providing versatile living space that flows perfectly for family life or entertaining.

Upstairs, there are three bedrooms and a family bathroom on the first floor, with two further bedrooms and an en-suite cloakroom on the second floor, offering generous accommodation for a growing family. The home retains its character while providing an excellent canvas for modernisation and personalisation.

Externally, the property boasts a good-sized rear and side garden, perfect for outdoor living, alongside a driveway and garage offering convenient parking and storage. Situated in a peaceful and sought-after area of Herne Bay, the property enjoys a quiet, residential feel while remaining within easy reach of local amenities, schools, and transport links.

Offered with no forward chain, this home presents a rare opportunity to acquire a substantial property with potential to transform it into a stylish, modern family residence in a desirable seaside town.



Council Tax Band: D



GROUND FLOOR

Porch

Entrance Hall

Sitting Room

13'5 x 12'10

Kitchen

11'2 x 12'3

Cloakroom

Utility Room

6'2 x 5'11

Dining Room

12'3 x 12'10

FIRST FLOOR

Bedroom 1

12'7 x 20'

Bedroom 5

12' x 12'2

Bathroom

Bedroom 3

10'5 x 12'10

SECOND FLOOR

Bedroom 2

12'7 x 17'

En-Suite Cloakroom

Bedroom 4

11'6 x 12'3

OUTSIDE

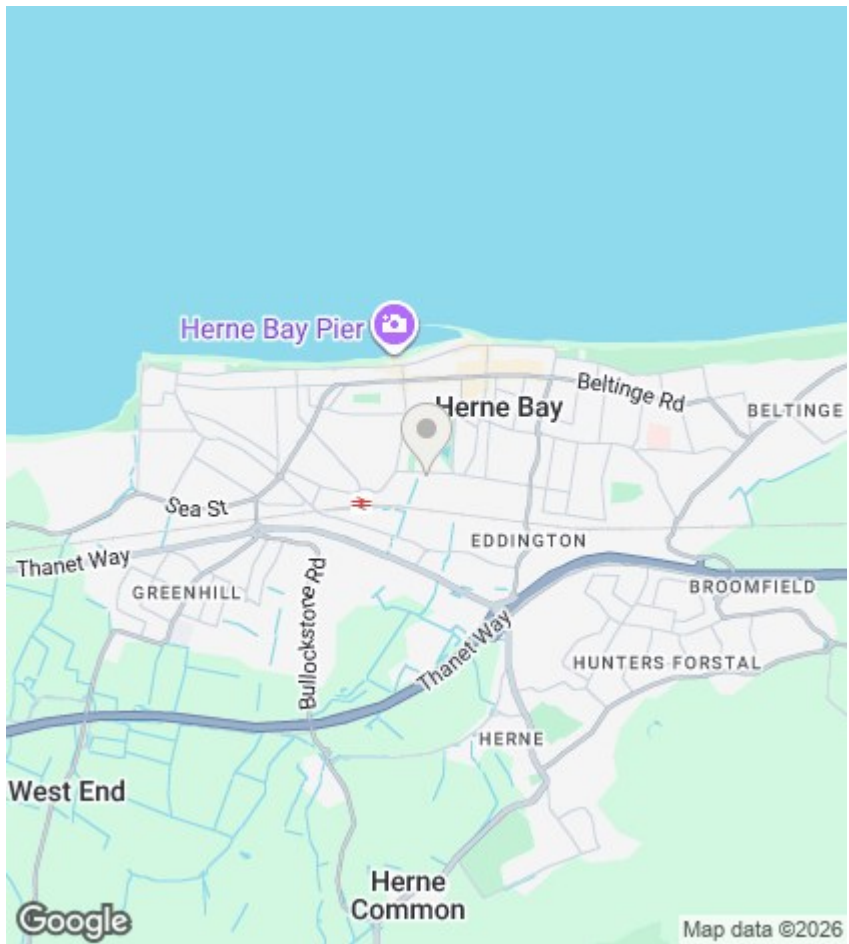
Garage

19'6 x 9'6

Rear Garden

Front Garden

COUNCIL TAX BAND D



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		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

