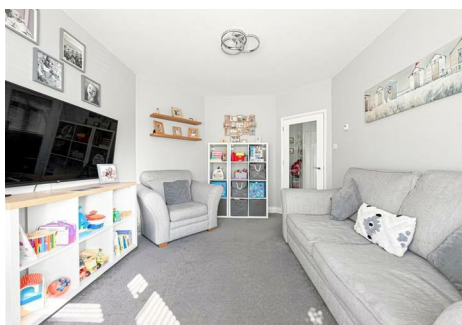


KE



10 Bournemouth Drive, Herne Bay, Kent, CT6 8HH

£350,000

- Three Bedroom Semi Detached Family Home
- Desirable Location Close to Seafront, Shops and Bus Routes
- Spacious Rear Garden
- Good Condition Throughout
- Downstairs Cloakroom

10 Bournemouth Drive, Herne Bay CT6 8HH

Located in Bournemouth Drive, Herne Bay, this delightful three-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. The property is in good condition throughout, ensuring a comfortable living experience from the moment you move in.

Upon entering, you will find a welcoming reception room that offers a perfect space for relaxation or entertaining guests. The house features three well-proportioned bedrooms, providing ample space for family members or guests. Additionally, the property includes a conveniently located downstairs cloakroom, enhancing the practicality of everyday living.

One of the standout features of this home is the good-sized rear garden, which offers a wonderful outdoor space for gardening, play, or simply enjoying the fresh air. The garden is an ideal setting for summer barbecues or quiet evenings under the stars.

Situated in a desirable location, this property is just a short stroll from the seafront, allowing you to enjoy the beautiful coastal views and beach activities. Furthermore, local shops and bus routes are conveniently close, making daily errands and commuting a breeze.

This semi-detached house on Bournemouth Drive is a fantastic find, combining comfort, convenience, and a prime location. Whether you are looking to settle down or invest, this property is sure to meet your needs. Do not miss the chance to make this lovely house your new home.



Council Tax Band: C



GROUND FLOOR

Entrance hall

Cupboard

Cloakroom

Low flush WC, wash hand basin, porthole window

Lounge

13' x 10'9'

Double glazed bay window to front,

Kitchen/Diner

16'4' x 10'4'

Double glazed door and window to rear garden, sink and drainer, selection of matching wall and base units, integral oven and hob

FIRST FLOOR

Landing

Bedroom One

11'5' x 10'7'

Double glazed bay window to front

Bedroom Two

10'5' x 8'5'

Double glazed window to rear

Bedroom Three

10'6' x 7'2'

Double glazed window to rear

Bathroom

Double glazed window to front, panelled bath with shower over, low flush wc, wash hand basin with cupboard under

OUTSIDE

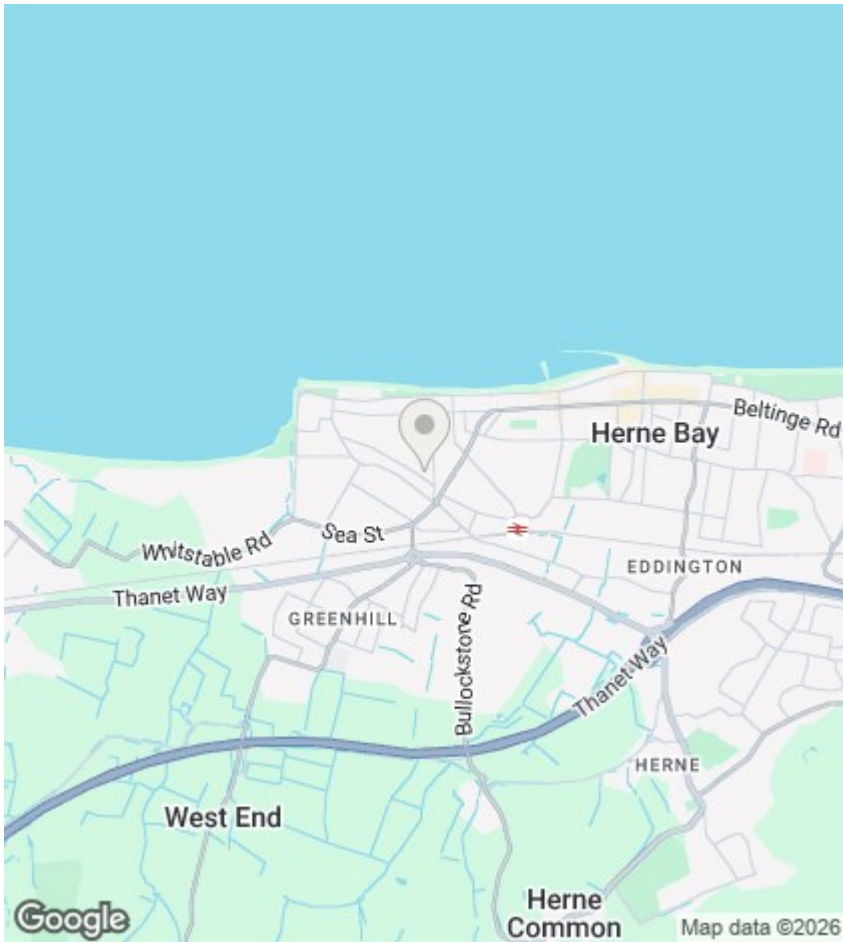
Rear Garden

Patio area, laid to lawn, side access

Front Garden

Enclosed, path leading to front door

COUNCIL TAX BAND C



Viewings

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

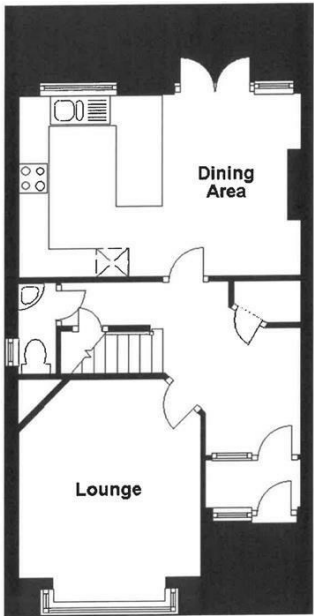
EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

FLOOR PLANS

GROUND FLOOR



FIRST FLOOR

