

# KE



55 Arkley Road, Herne Bay, Kent, CT6 5SL

£225,000

- Three Bedroom Semi-Detached House
- Close To Seafront
- Walking Distance To Local Amenities
- No Onward Chain

# 55 Arkley Road, Herne Bay CT6 5SL

Located on Arkley Road in the charming coastal town of Herne Bay, this three-bedroom semi-detached house presents a wonderful opportunity for those looking to create their dream home. With two reception rooms and a conservatory, the property offers a comfortable space for relaxation and entertaining.

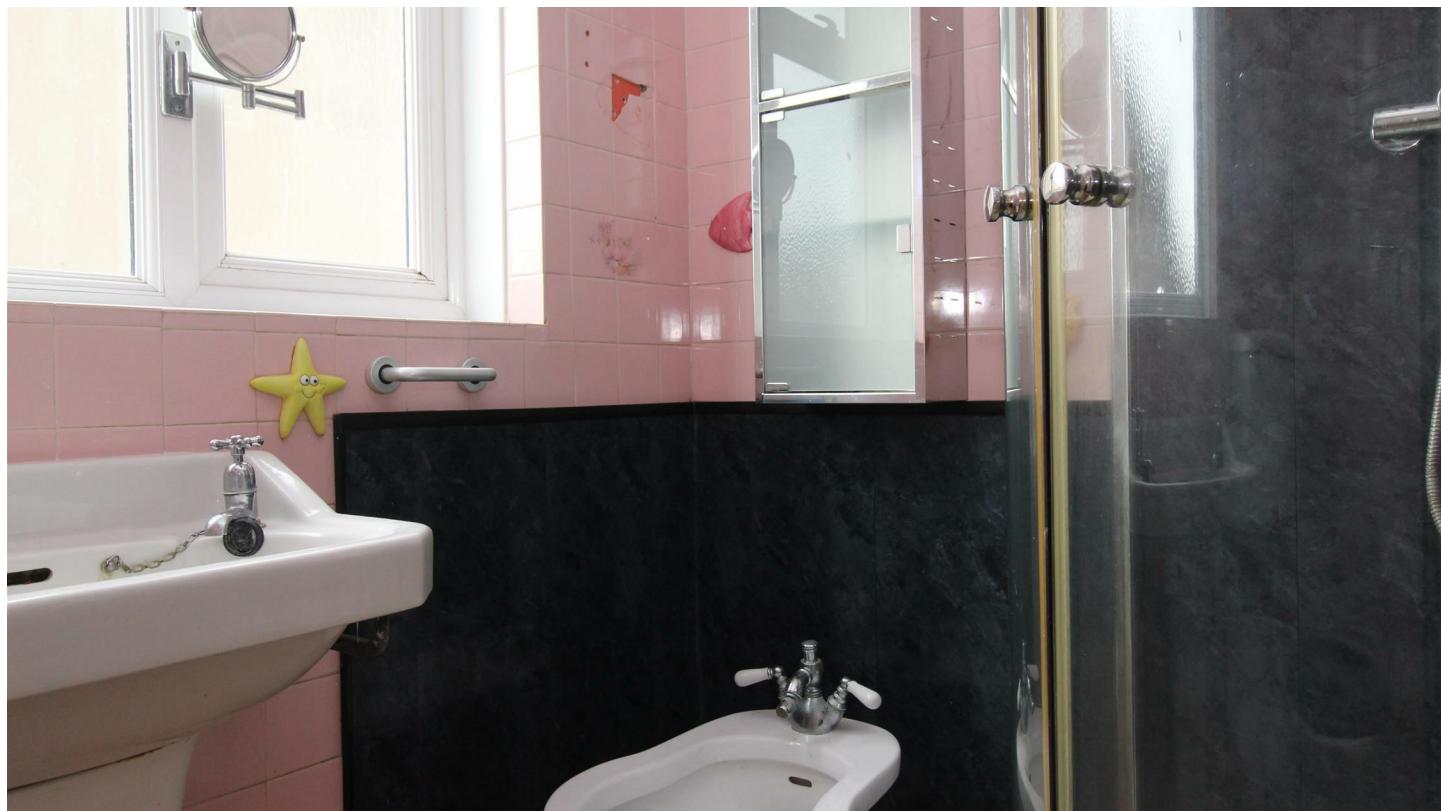
The house requires updating, allowing you to personalise the interiors to your taste and style. This is an ideal project for those with a vision, as the potential to enhance and modernise is abundant.

Conveniently located within walking distance to the town centre, you will find a variety of shops, cafes, and amenities just a short stroll away. Additionally, the nearby Memorial Park provides a lovely green space for leisurely walks and outdoor activities, perfect for families or anyone who enjoys the outdoors.

This property is not just a house; it is a canvas awaiting your creative touch. With its prime location and ample space, it is an excellent opportunity for first-time buyers, families, or investors looking to make their mark in Herne Bay. Don't miss the chance to transform this house into a beautiful home.



Council Tax Band: C



## **GROUND FLOOR**

**Entrance Hall**

**Sitting Room**

11'7 x 10'1

**Dining Room**

11'8 x 10'1

**Kitchen**

8'5 x 5'6

**Conservatory**

7'8 x 7'7

**Bathroom**

## **FIRST FLOOR**

**Landing**

**Bedroom One**

11'7 x 10'2

**Bedroom Two**

11'7 x 10'2

**Bedroom Three**

5'10 x 6'2

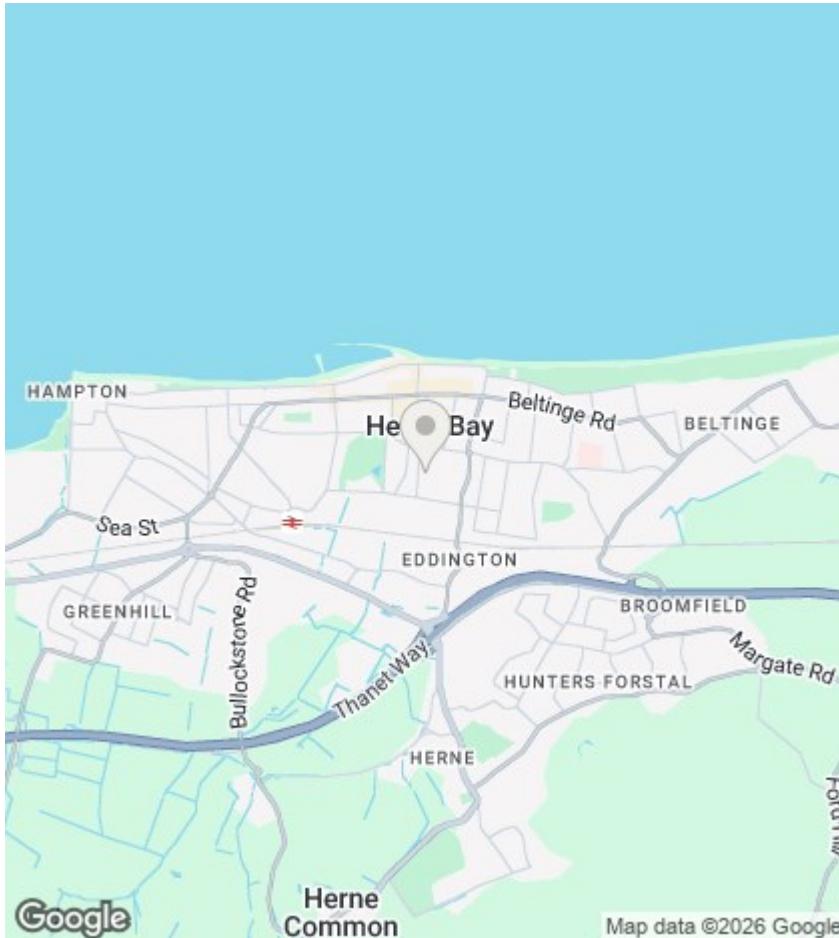
**Shower Room**

## **OUTSIDE**

**Rear Garden**

## **COUNCIL TAX BAND C**

NB: At the time of advertising these draft particulars are awaiting approval from our sellers.



## Viewings

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

## EPC Rating:

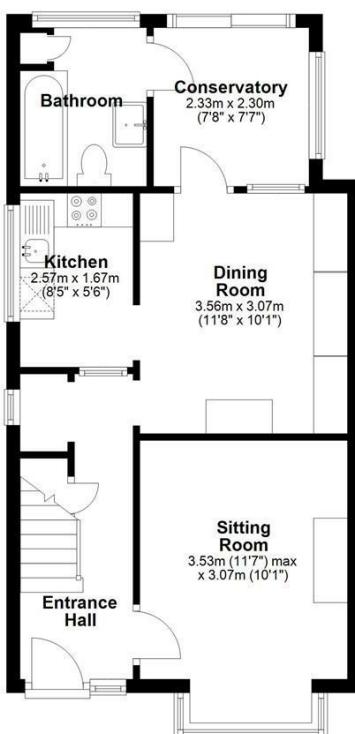
D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	76	
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



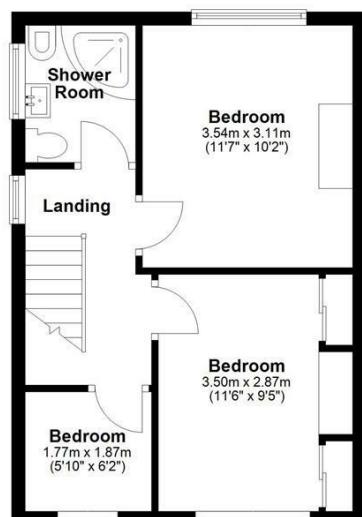
### Ground Floor

Approx. 45.8 sq. metres (492.9 sq. feet)



### First Floor

Approx. 34.7 sq. metres (373.0 sq. feet)



Total area: approx. 80.4 sq. metres (865.9 sq. feet)