SAXON SHORE
ESTATE AGENTS









15 Holmscroft Road, Herne Bay, CT6 6PE
Offers in excess of £300,000

Introducing this semi detached, three bedroom, Edwardian house on Holmscroft Road in the popular area of Beltinge in Herne Bay. Located close to local amenities and within easy reach of transport links. Available for sale with no onward chain!

Accommodation spans across two floors and comprises an entrance hall, a spacious lounge with a bay window allowing in plenty of natural light, and a feature fireplace, a well proportioned kitchen/diner that opens onto the garden, a full bathroom with built in storage and a separate W/C to the ground floor.
Upstairs on the first floor are three good sized bedrooms, one of which has a feature fireplace.

Outside to the front is a driveway providing ample off street parking. To the rear is a generous garden with lawned and decked areas.

Don't miss your chance to make this house, your new home. Contact us to arrange a viewing!

Entrance Hall



Lounge
11'11" x 11'5" (3.64 x 3.5)



Kitchen/Diner
12'7" x 11'6" (3.84 x 3.51)



Bathroom
5'10" x 12'7" (1.8 x 3.85)



Bedroom 1
11'4" x 14'6" (3.46 x 4.43)



Bedroom 2
13'7" x 9'9" (4.15 x 2.98)



Bedroom 3
10'7" x 7'11" (3.23 x 2.42)





WC
3'0" x 5'10" (0.92 x 1.8)



Garden



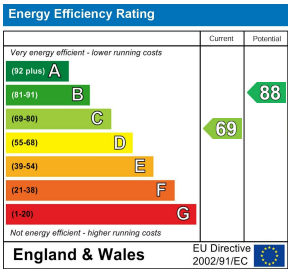
GROUND FLOOR
44.1 sq.m. (475 sq.ft.) approx.

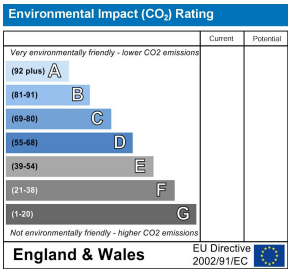
1ST FLOOR
39.9 sq.m. (430 sq.ft.) approx.



TOTAL FLOOR AREA : 84.0 sq.m. (905 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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