KE

7 Kingfisher Court, Herne Bay, Kent, CT6 7PL

Offers In Excess Of £285,000

- Quiet Cul De Sac Location in a Desirable Area in Greenhill
- Three Bedroom Family Home
- Vacant Possession/No Onward Chain
- Garage En block
- Walking Distance to Herne Bay High School

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

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

7 Kingfisher Court, Herne Bay CT6 7PL

A viewing comes highly recommended to view this three bedroom family home. This fantastic family home is an attractive 'Neo-Georgian' style property, which is approached via a private walkway within a pleasant and quiet cul-de-sac. Three bedrooms are on offer with the benefit of a good size lounge to the front leading to a modern family kitchen/diner, downstairs WC out to a good size sunny rear garden. Upstairs you have two bedrooms with recesses for wardrobes and one single bedroom and master bathroom. Outside you will find a well-tended rear garden with a lawned area and patio with rear access to garage en-bloc. Location is key being so close to the sought after Herne Bay High School. Being offered with vacant possession and no onward chain.

3 1 1 C

Council Tax Band: C

GROUND FLOOR

Entrance Hall
Double glazed front door.

Lounge
10' 6" x 13' 4" (3.20m x 4.06m) Double glazed bay window to front, radiator.

Kitchen/Diner
10' 4" x 14' 3" (3.15m x 4.34m) Matching wall and base units with worktop over, stainless steel sink, space for fridge/freezer, cooker and washing machine, boiler, Double glazed window to rear, radiator.

Inner Lobby
Understairs cupboard

Cloakroom
Low level WC, handwash basin, double glazed window to rear.

FIRST FLOOR

Landing
Loft hatch, airing cupboard

Bedroom One
11' 2" x 10' 5" (3.40m x 3.17m) Double glazed window to rear, radiator.

Bedroom Two
10' 6" x 13' 4" (3.20m x 4.06m) Double glazed window to front, radiator.

Bedroom Three
Double glazed window to front, radiator.

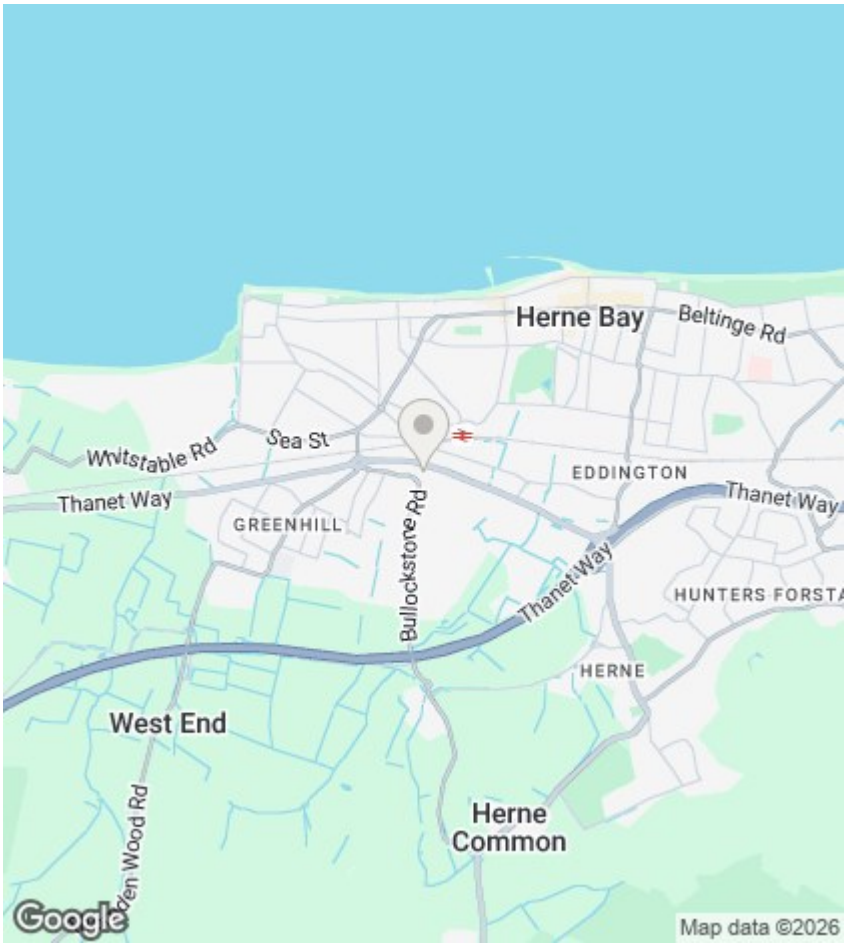
Bathroom
Panelled bath, hand wash basin, low level WC, double glazed window to rear, radiator.

Rear Garden
Mainly laid to lawn with patio area, rear access.

OUTSIDE

COUNCIL TAX BAND C
N.B At the time of advertising these draft particulars are awaiting approval from our sellers.

Garage En Block
Allocated garage located to the rear of the property.

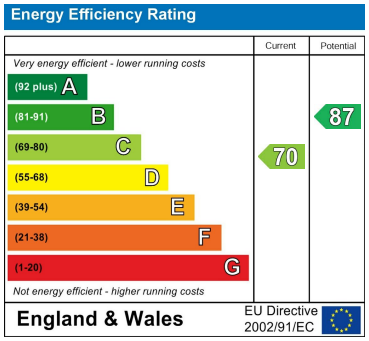


Viewings

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

EPC Rating:

C



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

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