

KE



8 The Meadows, Herne Bay, CT6 7XB

£245,000

- One Bedroom Home
- Close to Shops and Bus Route
- Private Rear Garden
- Internals to Follow
- Villiage Location of Herne
- Allocated Parking Space
- Ideal Purchase for Buy to Let or First Time Buyer

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Kimber Estates are delighted to bring to the market this appealing one-bedroom home, ideally situated in the popular village of Herne. Offering an excellent opportunity for first-time buyers or buy-to-let investors, this property benefits from a private rear garden and an allocated parking space.

The accommodation comprises a welcoming lounge, a fitted kitchen, a well-proportioned double bedroom and a bathroom, providing practical living space suited to a variety of needs. Externally, the private rear garden offers an ideal spot to relax and enjoy the outdoors, while the allocated parking space provides added convenience.

The property is conveniently positioned close to local shops, everyday amenities and nearby bus routes, making it a great choice for those looking to enjoy village living with easy access to surrounding areas.

Whether you are looking to purchase your first home or seeking an addition to your property portfolio, this home offers plenty of appeal. An early viewing is highly recommended to appreciate all that it has to offer.



Council Tax Band: B



GROUND FLOOR

Entrance Hallway

Kitchen

7'1 x 5'10

Lounge

12'1 x 11'11

FIRST FLOOR

Landing

Bedroom One

12'11 x 9'1

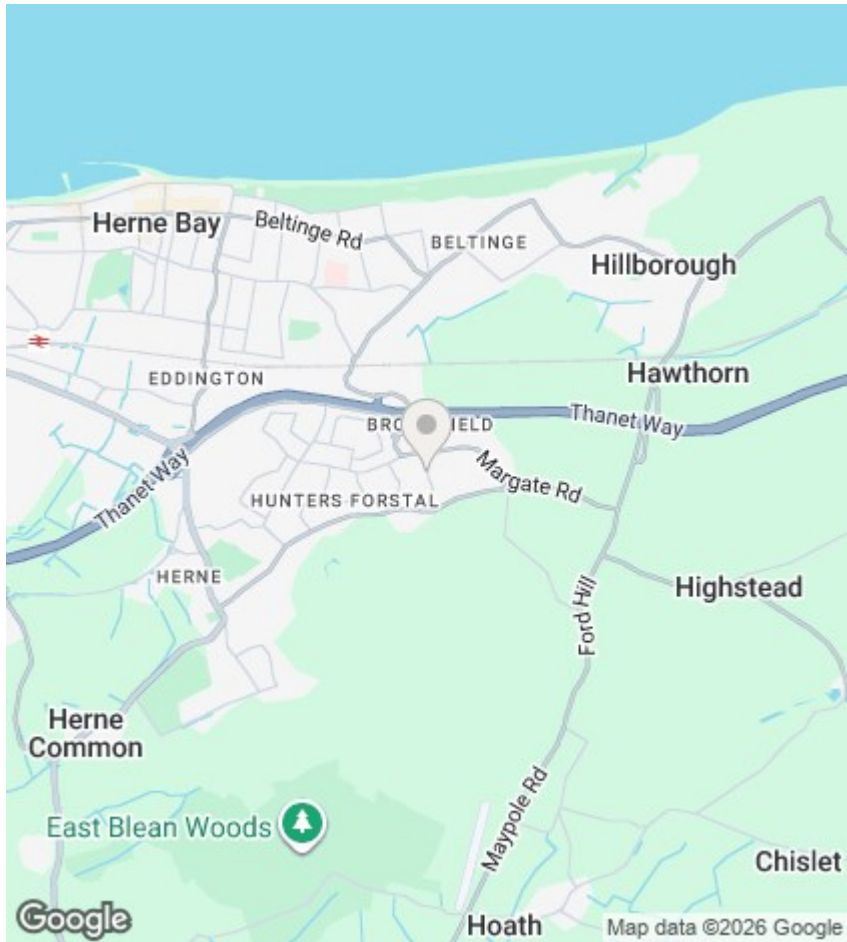
Bathroom

OUTSIDE

Rear Garden

Driveway

COUNCIL TAX BAND B



Viewings

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

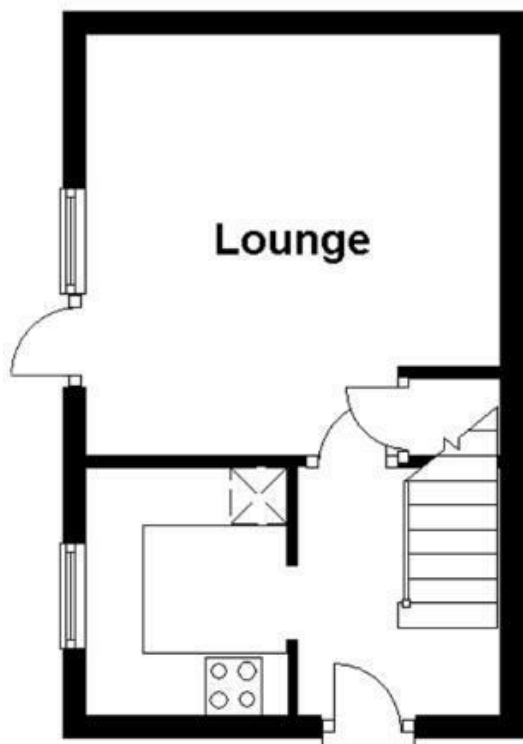
EPC Rating:

C

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

Ground Floor

Approx. 227.7 sq. feet



First Floor

Approx. 221.5 sq. feet

