

KE



46 Puffin Road, Herne Bay, Kent, CT6 6HQ

£300,000

- Two Bedroom Semi-Detached House
- En-Suite To Master Bedroom
- Beautifully Presented
- Landscaped Rear Garden

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Nestled in the charming Beltinge village, this delightful two-bedroom semi-detached house on Puffin Road presents an exceptional opportunity for those seeking a comfortable and stylish home. The property is in immaculate condition throughout, ensuring that you can move in without the need for any immediate renovations or repairs.

As you enter, you will be greeted by a warm and inviting atmosphere, perfect for both relaxation and entertaining. The well-designed layout includes a spacious living/dining room and separate modern kitchen, making it ideal for family gatherings or hosting friends.

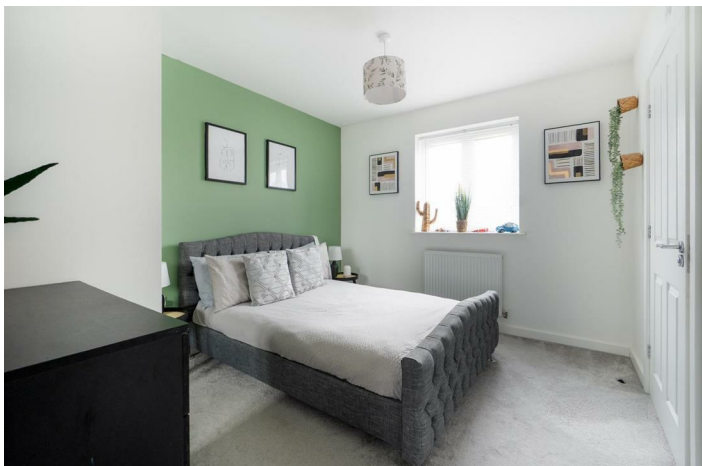
One of the standout features of this home is the en suite bathroom, providing added convenience and privacy for the master bedroom. This thoughtful addition enhances the overall appeal of the property, making it suitable for couples or small families.

The landscaped garden is a true gem, offering a serene outdoor space where you can unwind after a long day. Whether you wish to enjoy a morning coffee in the sun or host summer barbecues, this garden is sure to impress.

Located in the picturesque Beltinge village, you will benefit from a friendly community atmosphere while still being within easy reach of local amenities and the beautiful coastline of Herne Bay. This property is not just a house; it is a place to call home.



Council Tax Band: C



GROUND FLOOR

Entrance Hall

Cloakroom

6'5 x 3'3

Kitchen

9'10 x 5'9

Lounge/Dining Room

17'1 x 12'11

FIRST FLOOR

Bedroom One

11'8 x 9'1

En-Suite

Bedroom Two

7'10 x 9'1

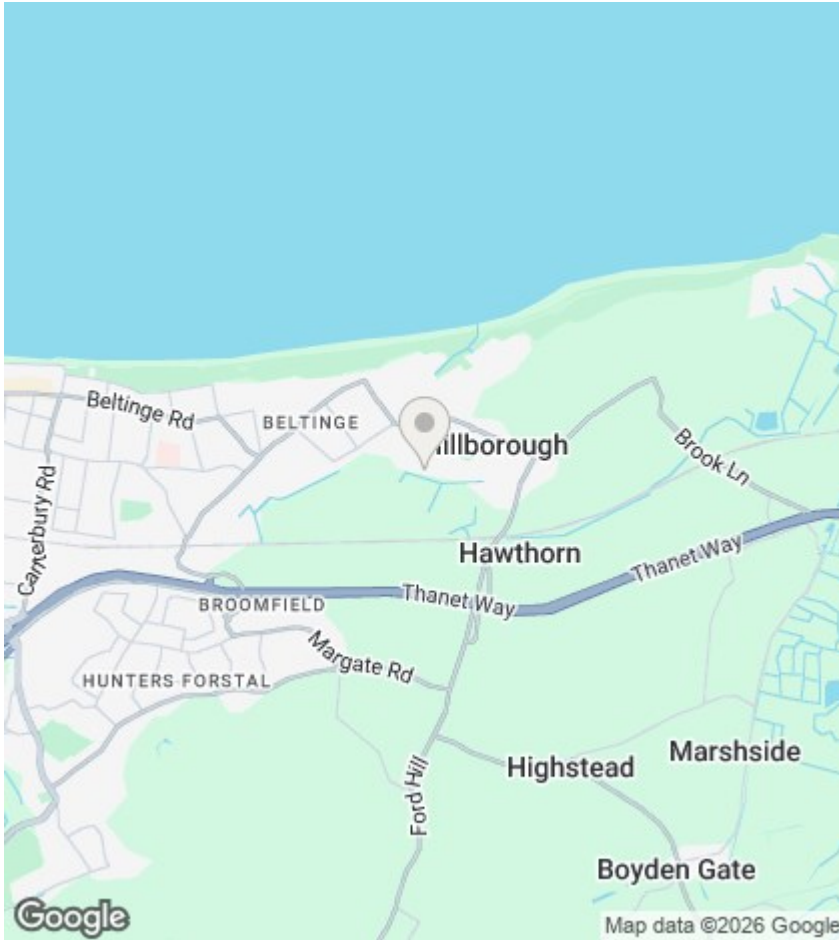
Bathroom

7'1 x 5'10

OUTSIDE

Rear Garden

COUNCIL TAX BAND C



Viewings

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

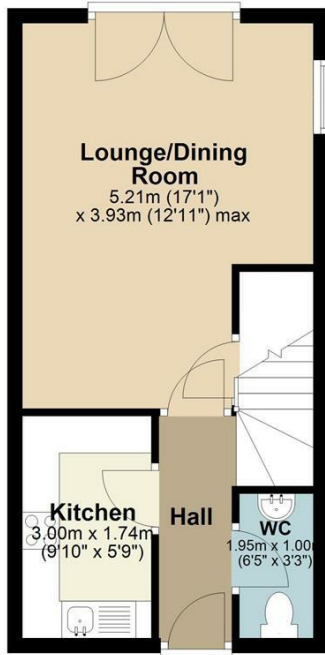
EPC Rating:

B

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 97 |
| (81-91) B | | 84 | |
| (69-80) C | | | |
| (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 | |

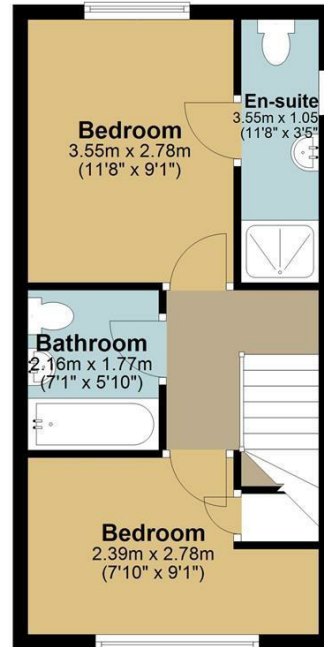
Ground Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



First Floor

Approx. 32.6 sq. metres (351.1 sq. feet)



Total area: approx. 65.2 sq. metres (702.2 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan 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.

Plan produced using PlanUp.