

KE



4 Greenhill Gardens, Herne Bay, CT6 8NU

£275,000

- 3 bedroomed semi detached house
- Extended living accommodation
- No onward chain
- Close proximity to shops, bus routes and train station
- In need of modernisation

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Located in Greenhill Gardens, Herne Bay, this delightful three-bedroom semi-detached house presents an excellent opportunity for those seeking a home with potential. The property boasts a spacious living accommodation perfect for family gatherings or entertaining guests. The extended downstairs accommodation enhances the living space, providing versatility for various needs.

The house features three well-proportioned bedrooms, making it ideal for families or those looking for extra room. The bathroom, while functional, offers the chance for personalisation and modernisation, allowing you to create a space that reflects your style.

One of the standout features of this property is the off-street parking, which adds convenience in this bustling area.

Situated in close proximity to local shops, bus routes, and the train station, this home is well-connected for commuting and daily errands. The property is offered with no onward chain, making it an attractive option for those looking to move quickly.



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Council Tax Band: C



GROUND FLOOR

Entrance Hall

WC

Lounge/Diner

25'5 x 10'2

Kitchen

12'9 x 7'4

FIRST FLOOR

Bedroom 1

11'4 x 9'7

Bedroom 2

11'4 x 8'8

Bedroom 3

8'3 x 6'11

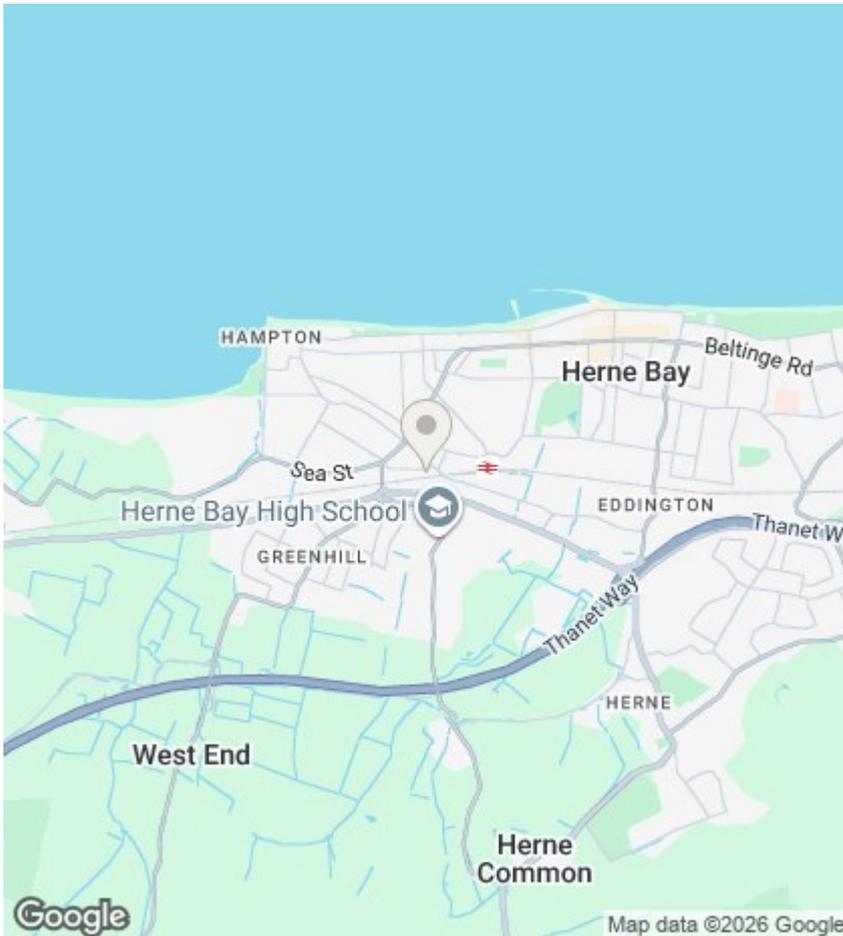
Bathroom

OUTSIDE

Driveway

Rear Garden

COUNCIL TAX BAND C



Viewings

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

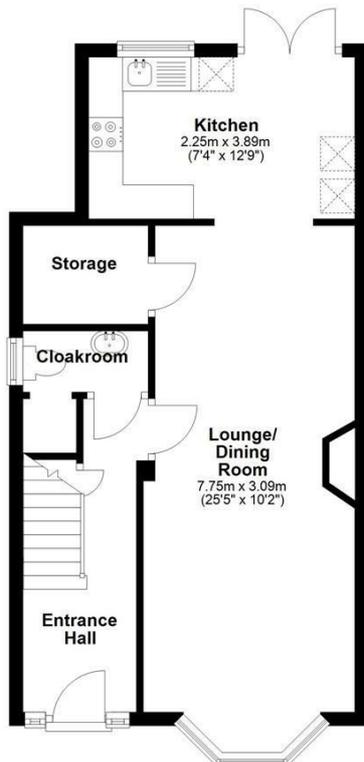
EPC Rating:

D

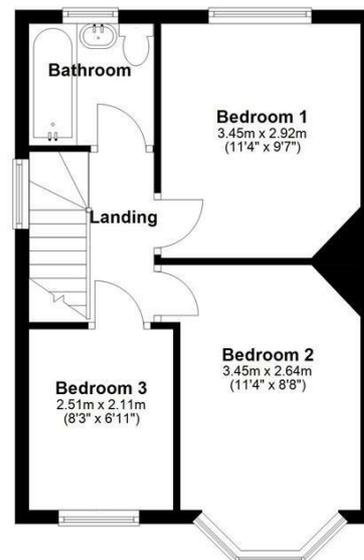
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Ground Floor
Approx. 44.6 sq. metres (480.3 sq. feet)



First Floor
Approx. 34.2 sq. metres (368.3 sq. feet)



Total area: approx. 78.8 sq. metres (848.6 sq. feet)