

# KE



126 Talmead Road, Herne Bay, CT6 6FF

£360,000

- FOUR BEDROOM HOME
- BEAUTIFULLY PRESENTED
- PARKING AND CONSERVATORY
- INTERNALS TO FOLLOW



## 126 Talmead Road, Herne Bay CT6 6FF

Beautifully presented four bedroom home with two allocated parking spaces and conservatory. Situated on the sought after Meadow View development is this attractive four bedroom family home which is presented in impeccable order. Arranged over three floors this family home boasts rooms of generous proportions with an impressive contemporary fitted kitchen/breakfast room including all integrated appliances and a Quooker tap, lounge/diner, conservatory overlooking the rear garden and a cloakroom to the ground floor. Once on the first floor you will find two bedrooms and a family bathroom, whilst the second floor presents two further bedrooms and en-suite shower room. Outside you have a low maintenance garden with the property also benefitting from having a car port.



Council Tax Band: D



## **GROUND FLOOR**

**Entrance**

**Cloakroom**

**Kitchen/Diner**

15' x 5'11 extending to 7'08

**Lounge**

13'5 x 12'11

**Conservatory**

10'10 x 9'8

## **FIRST FLOOR**

**Landing**

**Bedroom Two**

12'11 x 12'2

**Bathroom**

**Bedroom Four**

## **SECOND FLOOR**

**Landing**

**Bedroom Three**

11'9 x 9'4 extending to 10'11

**Bedroom One**

10' extending to 12'11 x 10'11

**En Suite**

## **OUTSIDE**

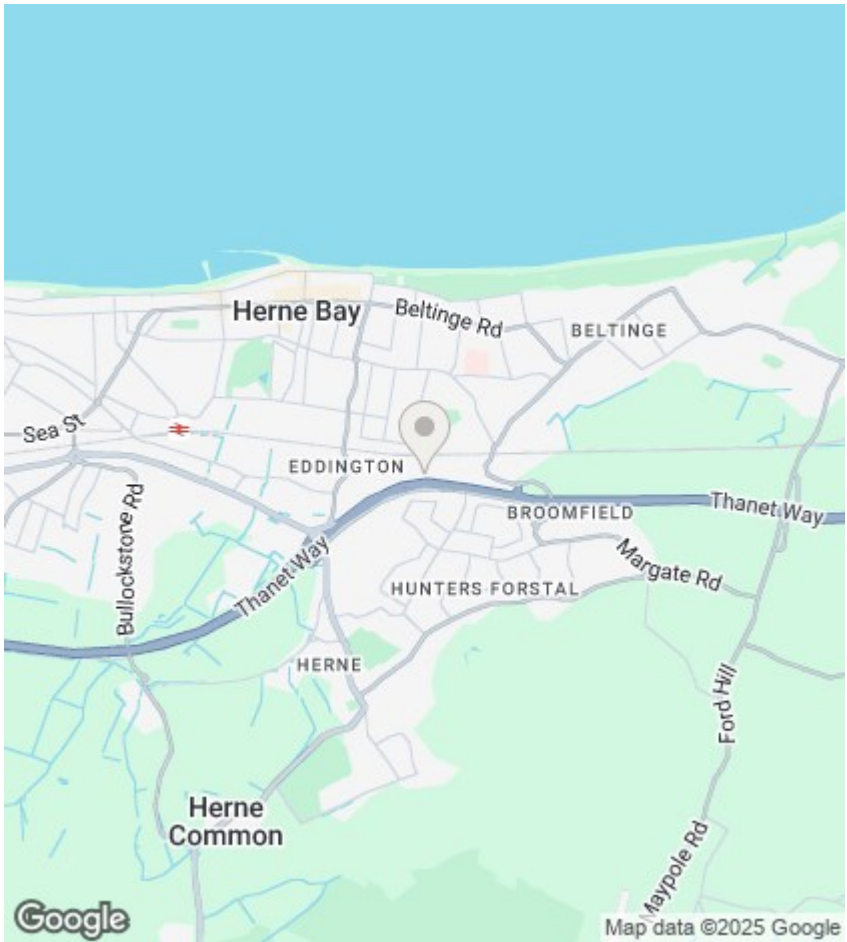
**Rear Garden**

**Parking**

Two allocated parking spaces

## **COUNCIL TAX BAND D**

NB: At the time of advertising these are draft particulars awaiting approval of our sellers.



# 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) <b>A</b>		92
(81-91) <b>B</b>	81	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Total Area: 120.7 m² ... 1300 ft²  
All measurements are approximate and for display purposes only