

KE



124 Greenhill Road, Greenhill, Herne Bay, CT6 7RR

Offers In Excess Of £300,000

- Chain-free three-bedroom home in the popular Greenhill area of Herne Bay
- Conveniently located close to shops, primary schools, and sought-after Herne Bay High School
- In need of renovation, offering excellent potential to modernise and add value
- Opportunity to extend, subject to the necessary planning permissions and consents

124 Greenhill Road, Herne Bay CT6 7RR

A chain-free three-bedroom home located in the popular Greenhill area of Herne Bay, ideally situated close to local shops, primary schools, and the highly sought-after Herne Bay High School. Offering excellent potential, the property is in need of renovation, making it a fantastic opportunity for buyers looking to create and personalise their ideal home. Benefits include a front garden with off-road parking and a private enclosed rear garden



Council Tax Band:



GROUND FLOOR

Lounge

Dining Room

Kitchen

FIRST FLOOR

Bedroom One

Bedroom Two

Bedroom Three

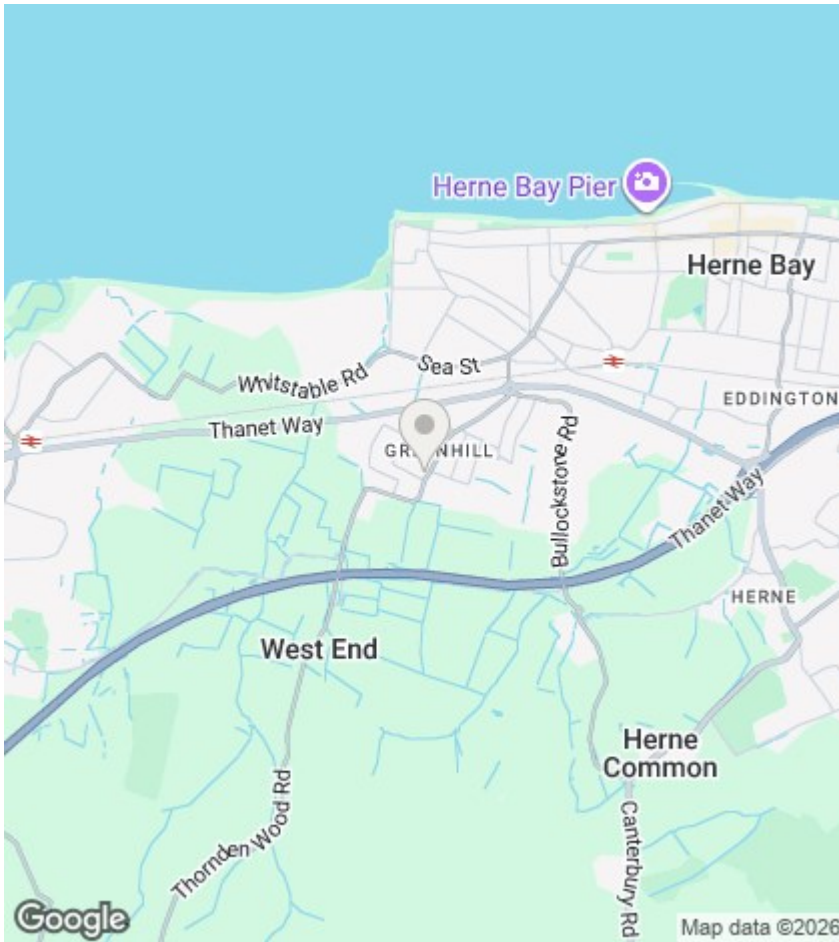
Bathroom

OUTSIDE

Enclosed Rear Garden

Open Plan Frontage

Driveway Providing Parking



Viewings

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

EPC Rating:

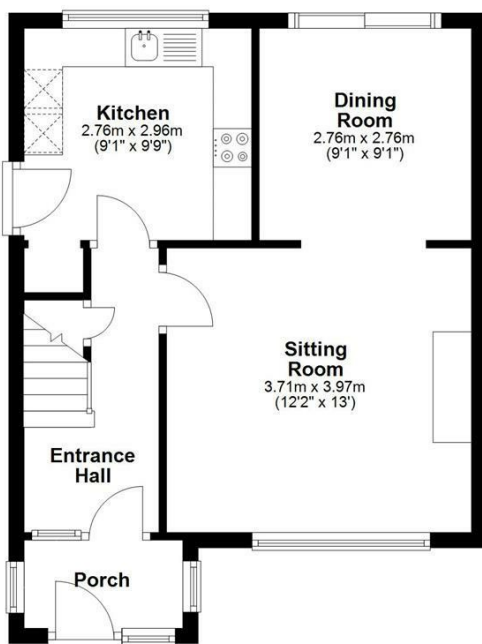
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



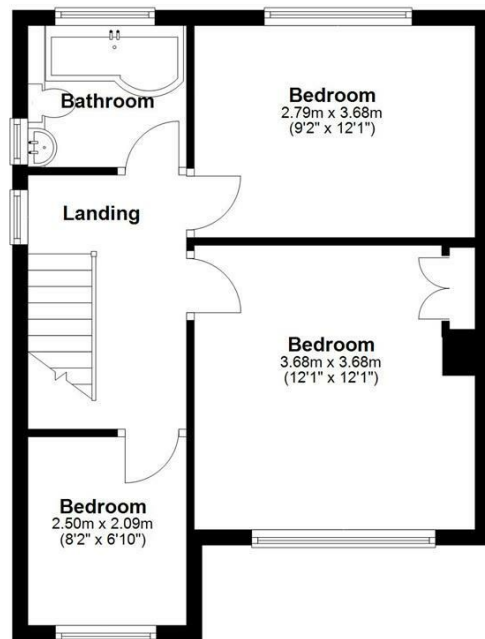
Ground Floor

Approx. 40.9 sq. metres (440.1 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.9 sq. feet)



Total area: approx. 82.0 sq. metres (882.9 sq. feet)