

# KE



12 Cobblers Bridge Road, Herne Bay, CT6 8NR

Offers In Excess Of £300,000

- 3 bedroomed family home
- Beautifully presented throughout
- Well tended garden with shed
- Located in close proximity to shops, bus routes and train station
- Parking to the rear

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# 12 Cobblers Bridge Road, Herne Bay CT6 8NR

Perfectly positioned in Cobblers Bridge Road in the charming coastal town of Herne Bay, this beautifully presented family home offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms located upstairs, this property is ideal for families seeking a welcoming space to grow and thrive. The thoughtfully designed layout features a modern bathroom conveniently situated on the ground floor, ensuring ease of access for all.

The heart of the home is undoubtedly the modern fitted kitchen leading from the dining room making it a delightful space for culinary enthusiasts and family gatherings alike. The inviting lounge provides a warm atmosphere, perfect for relaxation or entertaining guests.

One of the standout features of this property is the parking available to the rear, a valuable asset in this bustling area. The location is particularly advantageous, with shops, a train station, and bus routes all within close proximity, ensuring that daily errands and commutes are effortlessly manageable.

This house is not just a place to live; it is a home where memories can be made. With its appealing presentation and practical amenities, it is an excellent opportunity for those looking to settle in a vibrant community by the sea. Do not miss the chance to make this delightful property your own.



Council Tax Band: B



## **GROUND FLOOR**

### **Lounge**

13'9 x 12'8

### **Dining Room**

12'8 x 9

### **Kitchen**

9'6 x 7'1

### **Bathroom**

## **FIRST FLOOR**

### **Bedroom 1**

12'2 x 12'8

### **Bedroom 2**

12'8 x 9

### **Bedroom 3**

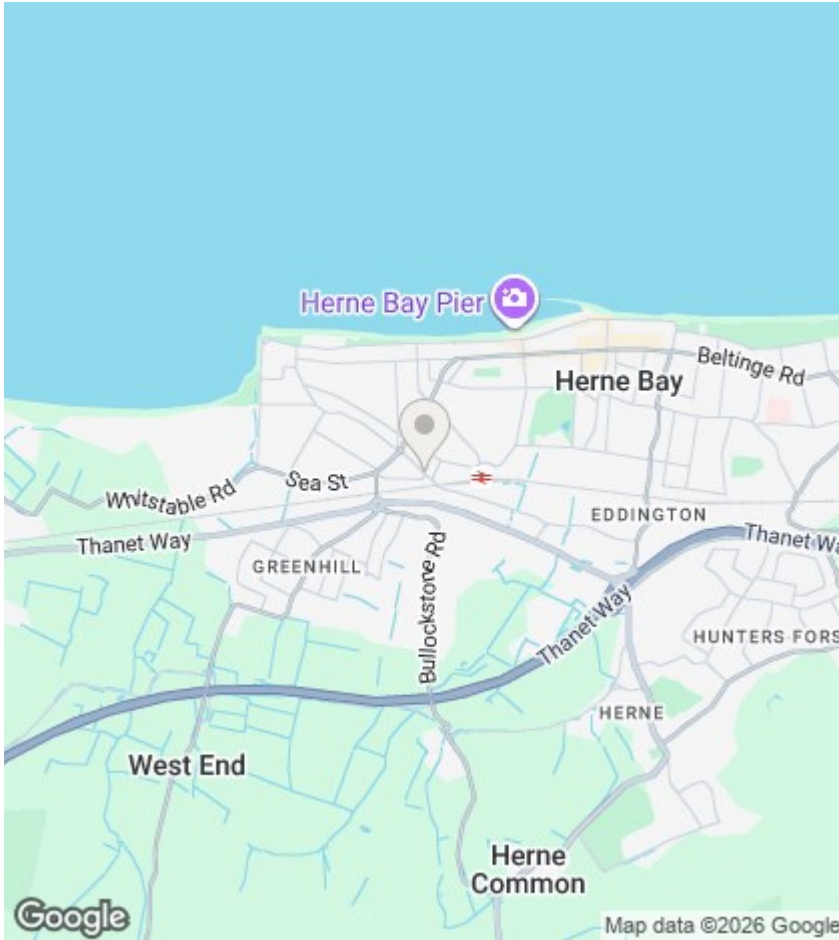
7'3 x 9'6

## **OUTSIDE**

### **Rear Garden**

### **Allocated Parking Space**

## **COUNCIL TAX BAND B**



## Viewings

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

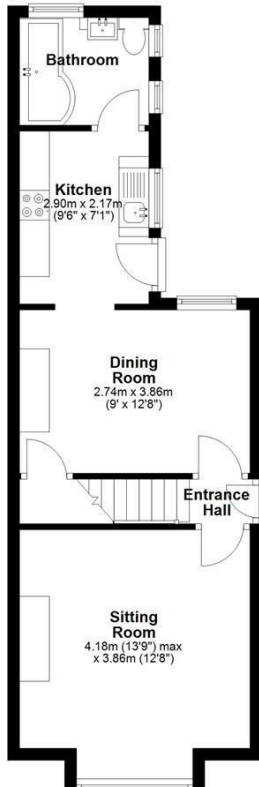
## EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		60	74
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



**Ground Floor**  
Approx. 40.1 sq. metres (431.1 sq. feet)



**First Floor**  
Approx. 35.1 sq. metres (378.3 sq. feet)



Total area: approx. 75.2 sq. metres (809.4 sq. feet)