KE

36 St Annes Drive, Herne Bay, Kent, CT6 8QT

Offers Over £350,000

- Three Bedroom Semi Detached Home in Prime Location
- Good Size Living Accommodation
- Separate Kitchen and Utility Room
- Close to Shops, Schools and Local Transport
- Garage and Driveway

106 High Street, Herne Bay, Kent, CT6 5LE
01227 389 998

info@kimberestates.co.uk
kimberestates.co.uk

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Perfectly situated, this three-bedroom semi-detached house located on St Annes Drive in the delightful coastal town of Herne Bay. This property offers a perfect blend of comfort and convenience, making it an ideal family home.

As you enter, you will find a spacious lounge and dining room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The separate kitchen is well-equipped and leads to a utility room, offering practicality for everyday living. The good-sized living accommodation ensures that there is ample space for all your needs.

The property boasts three generously sized bedrooms, providing plenty of room for family members or guests. With two bathrooms, morning routines will be a breeze, allowing for a smooth start to your day.

Situated centrally, this home is conveniently close to local shops, schools, and transport links, making it easy to access all the amenities you may require. Additionally, the property features a garage and a driveway, providing secure parking and extra storage space.

This semi-detached house on St Annes Drive is a wonderful opportunity for those seeking a comfortable and well-located family home in Herne Bay. Don't miss the chance to make this lovely property your own.

3 2 1 D

Council Tax Band: C

GROUND FLOOR

Hallway
Front door

Lounge
13'6' x 11'2'
Window to front

Dining Room
11'4' x 11'4'
Doors to rear garden

Kitchen
11'4' x 8'7'
Window to rear, sink and drainer with selection of cupboards and draws under space for cooker

Utility Room
8'5' x 6'2'
Door to rear garden

Shower room
8'5' x 5'8'
Low flush wc, wash hand basin, shower area (not used)

FIRST FLOOR

Landing
Window to side

Bedroom One
13'1' x 11'2'
Window to front

Bedroom Two
13'1' 8'10'
Window to rear

Bedroom Three
9'3' x 8'1'
Window to side

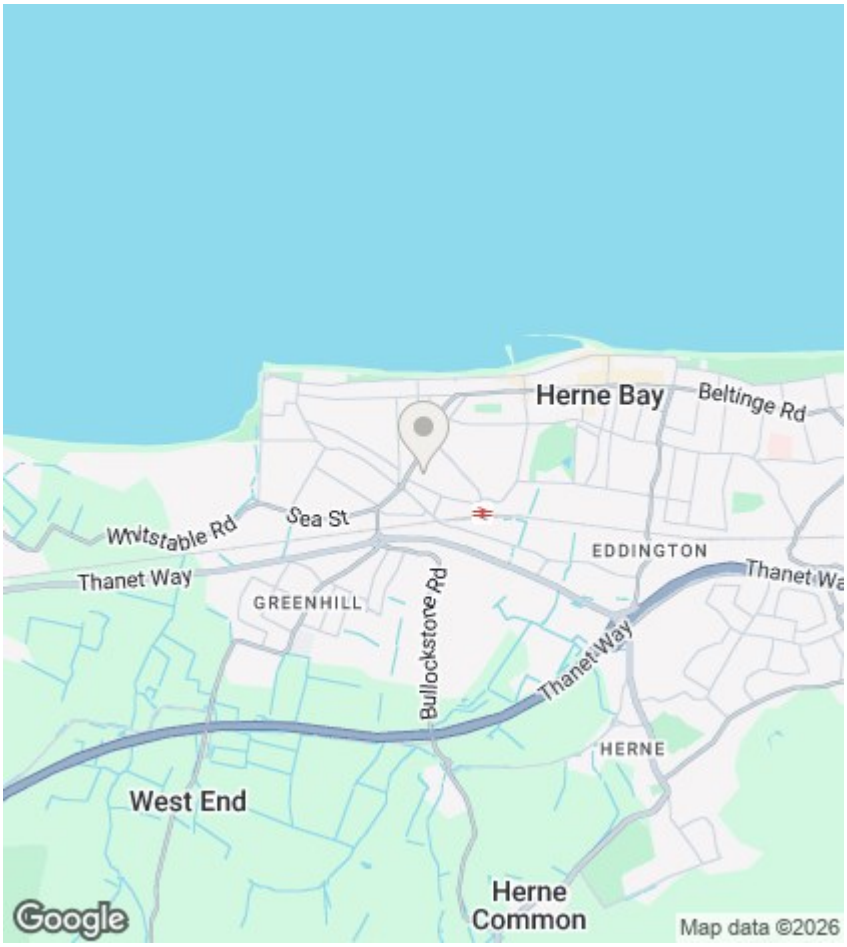
Bathroom
Window to side, panelled bath, wash hand basin, low flush wc

OUTSIDE

Front Garden
Driveway

Rear Garden
Laid to lawn, patio area

COUNCIL TAX BAND C

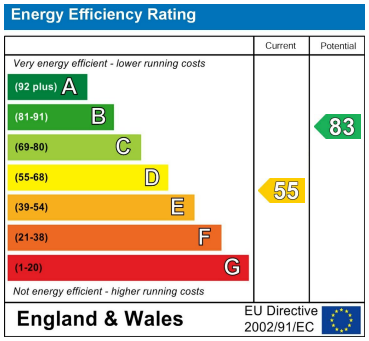


Viewings

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

EPC Rating:

D



TOTAL: 979 sq. ft
518 sq. ft, 461 sq. ft
EXCLUDED AREAS: UTILITY: 52 sq. ft, WALLS: 96 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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