

# KE



11 Park Royal, Herne Bay, CT6 6DP

£260,000

- 2 bedroomed end of terrace house
- Good condition throughout
- Quiet cul de sac location
- Vacant possession / no onward chain
- Allocated car parking for 2 cars

# 11 Park Royal, Herne Bay CT6 6DP

Nestled in the tranquil cul de sac of Park Royal, Herne Bay, this charming two-bedroom end of terrace house presents an excellent opportunity for both first-time buyers and those seeking a peaceful retreat. With vacant possession and no onward chain, you can move in without delay and start enjoying your new home right away.

The property boasts a good-sized rear garden, perfect for outdoor gatherings, gardening enthusiasts, or simply unwinding in the fresh air. Additionally, the side access enhances convenience, allowing easy movement between the front and back of the house.

For those with vehicles, the allocated parking for two cars is a significant advantage, ensuring you never have to worry about finding a space. The quiet location of this home offers a serene environment, ideal for families or individuals looking for a peaceful lifestyle while still being close to local amenities.

This delightful house is a rare find in a sought-after area, combining comfort, convenience, and a sense of community. Don't miss the chance to make this lovely property your own.



Council Tax Band:



### **Hallway**

Double glazed door to front, cupboard housing fuse box

### **Cloakroom**

Double glazed window to side, low flush wc, pedestal wash hand basin

### **Kitchen**

8'10' x 6'7'

Double glazed window to side and front, 1 1/2 stainless steel sink and drainer, selection of cupboards and draws under, fitted gas hob, electric oven, space for washing machine and fridge freezer

### **Lounge**

13'10' x 13'

Double glazed window and door to rear garden

### **Landing**

Double glazed window to side

### **Bedroom 1**

11'8' x 10'9'

Double glazed window to rear, fitted wardrobes, airing cupboard

### **Bedroom 2**

11'2' x 6'7'

Double glazed window to front

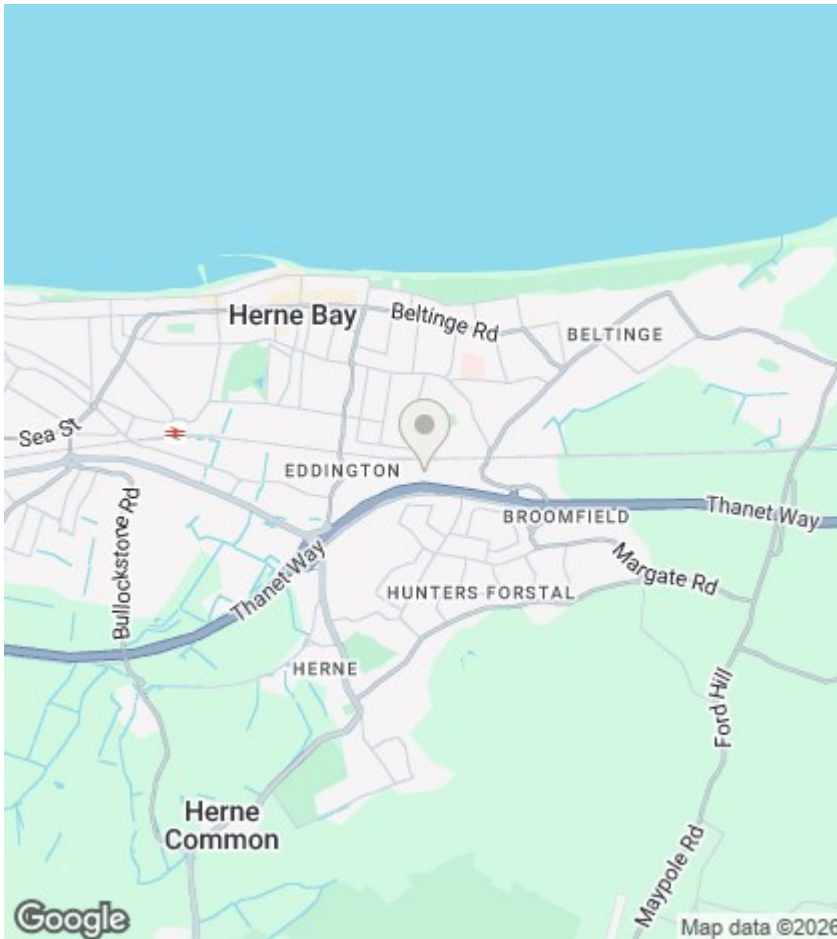
### **Bathroom**

Double glazed window to front, panelled bath, wash hand basin, low level wc

### **Rear garden**

Side access, patio area, laid to lawn

### **Allocated car parking for 2 cars**



## Viewings

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

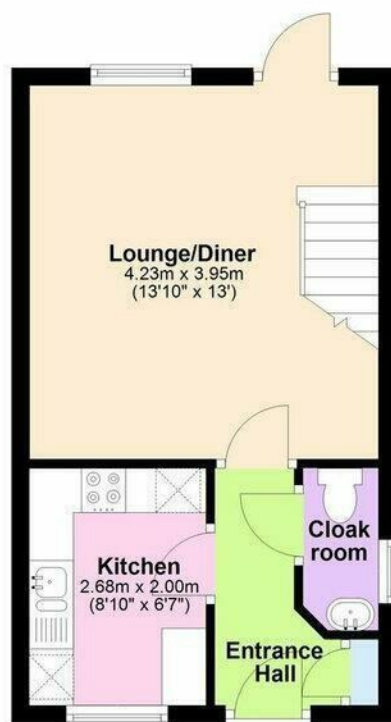
## EPC Rating:

C

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>88</b>               |
| (69-80) <b>C</b>                            | <b>72</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 |



### Ground Floor



### First Floor

