

KE



18 Barnes Way, Herne Bay, Kent, CT6 6RX

£300,000

- Three Bedroom Detached House
- Conservatory
- Walking Distance To Local Primary School
- En-Suite To Master Bedroom
- Located In A Popular Location

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PUBLIC NOTICE

18 Barnes Way, Herne Bay, Kent, CT6 6RX

We are acting in the sale of the above property and have received an offer of £290,000

Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place

EPC Rating: C

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Located on the fringe of Beltinge village, this modern three-bedroom detached house on Barnes Way is walking distance to Reculver School. The property boasts three well-proportioned bedrooms, including a master suite complete with an en suite bathroom.

The house features two bathrooms in total, catering to the needs of a growing family or guests. The modern design and layout provide a light and airy atmosphere throughout, making it an inviting space to call home.

One of the standout features of this property is the parking available to the rear, providing ease and security for your vehicles. Additionally, the absence of an onward chain simplifies the buying process, allowing for a



Council Tax Band: D



GROUND FLOOR

Hallway

Kitchen/Diner

9' x 12'5

Lounge

13'11 x 15'8

Cloakroom

3'3 x 7'3

SECOND FLOOR

Landing

Bedroom

12'9 x 9'5

En-Suite

7'2 x 5'1

Bedroom

10'9 x 9'3

Bedroom

10'9 x 5'10

Bathroom

6'4 x 5'10

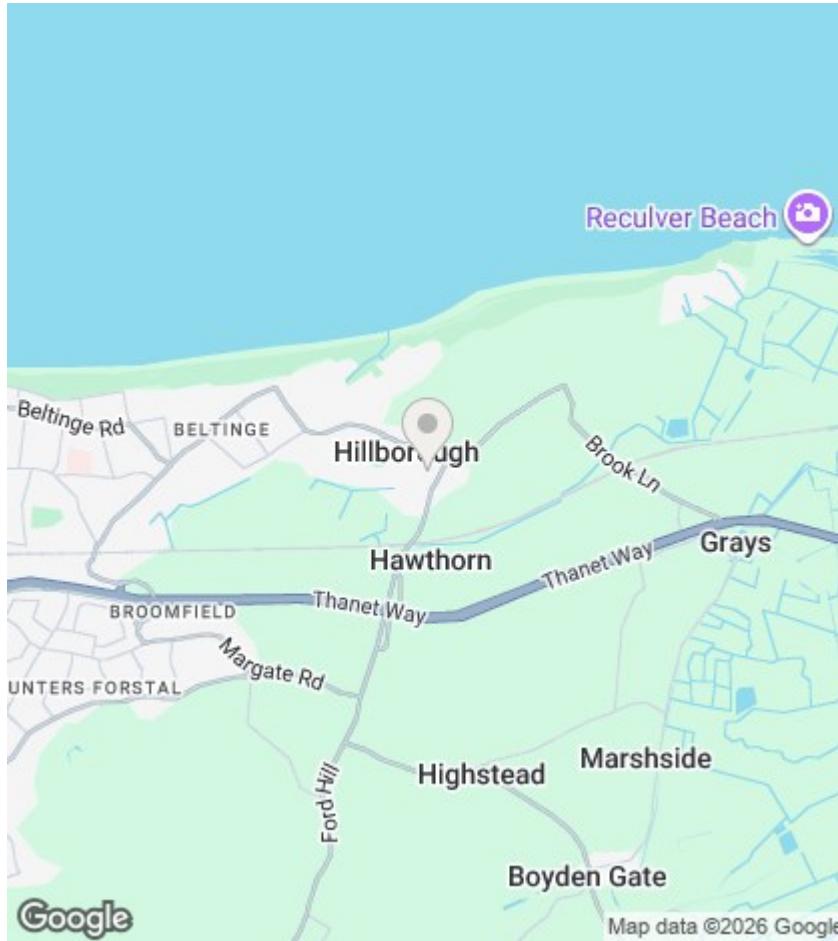
OUTSIDE

Front Garden

Rear Garden

COUNCIL TAX BAND D

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



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

