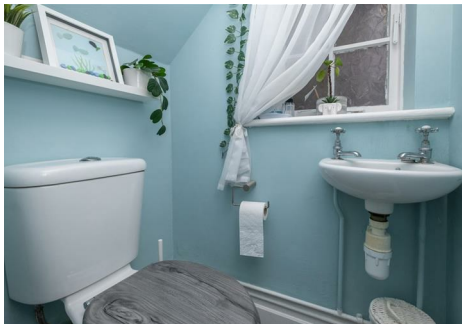


# KE



37 Bank Street, Herne Bay, Kent, CT6 5AW

Offers In Excess Of £325,000

- Four Bedroom Town House in Herne Bay
- Set over Three Floors
- Short Moments Away from the Seafront and Town
- Good Condition Throughout with Modern Fitted Kitchen
- Downstairs Cloakroom and Upstairs Bathroom
- 1 Year Old Roof

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

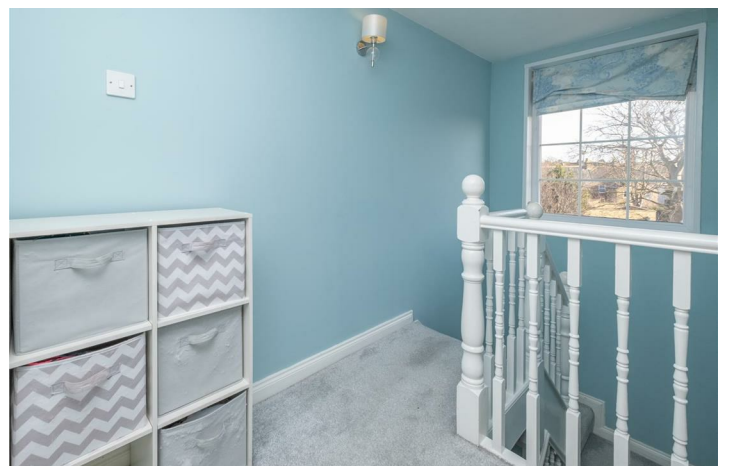
olivia@kimberestates.co.uk  
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## 37 Bank Street, Herne Bay CT6 5AW

Looks are very much deceiving on this spacious town house located in the heart of Herne Bay. Having plenty of space for all the family set over three floors gives this period property plenty of scope for a growing family. The layout offers plenty of living space offering a separate lounge and dining room, cloakroom with a good size kitchen with French doors leading out to the rear garden. On the first floor there are two double bedrooms with the second floor having another two good size bedrooms with a family bathroom. Outside the courtyard garden benefits from a easterly aspect, providing a wonderful space to enjoy the sunshine and alfresco dining. This unique property offers a great opportunity to enjoy a fantastic lifestyle in a prime location an internal viewing comes highly recommended.



Council Tax Band: C



## GROUND FLOOR

### Entrance

Entrance door to front, radiator, balustrade staircase leading to first floor.

### Cloakroom

Frosted window to side, wash hand basin, low level WC.

### Lounge

12' 8" x 10' 9" (3.86m x 3.28m) Secondary glazed sash window to front, radiator, television point, feature fireplace.

### Dining Room

11' 9 x 8' 9 (3.59m x 2.67m) Double glazed French doors to rear garden, radiator, feature fireplace.

### Kitchen

15' 7 x 7' 3 Widening to 9'6 (4.75m x 2.21m) Fitted kitchen in a range of matching wall and base units with complementary work surfaces over and tiled splash backs above, one and half sink unit, gas Range cooker, space and plumbing for washing machine and dishwasher, wall mounted combination gas boiler. Double glazed windows to side and rear overlooking rear garden, vertical radiator, double glazed French doors providing access to rear garden.

## FIRST FLOOR

### Landing

Double glazed window to rear, radiator, balustrade staircase leading to second floor.

### Bedroom One

17' 2 x 12' 8 (5.24m x 3.87m) Secondary glazed sash window to front, two radiators, feature fireplace.

### Bedroom Two

11' 10 x 11' 4 (3.61m x 3.46m) Double glazed window to rear, radiator, built-in wardrobe cupboards.

## SECOND FLOOR

### Second Floor Landing

Double glazed window to rear.

### Bedroom Three

12' 11 x 8' 3 (3.94m x 2.52m) Secondary glazed sash window to front, radiator.

### Bedroom Four

12' 10 x 7' 9 Plus Alcove (3.92m x 2.37m) Secondary glazed sash window to front, radiator, built-in wardrobe.

## Bathroom

11' 7 x 9' 0 (3.54m x 2.75m) Suite in white comprising panelled bath with mixer tap and hand held shower attachment, double fully tiled shower cubicle, pedestal wash hand basin, low level WC, double glazed frosted window to rear, double airing cupboard.

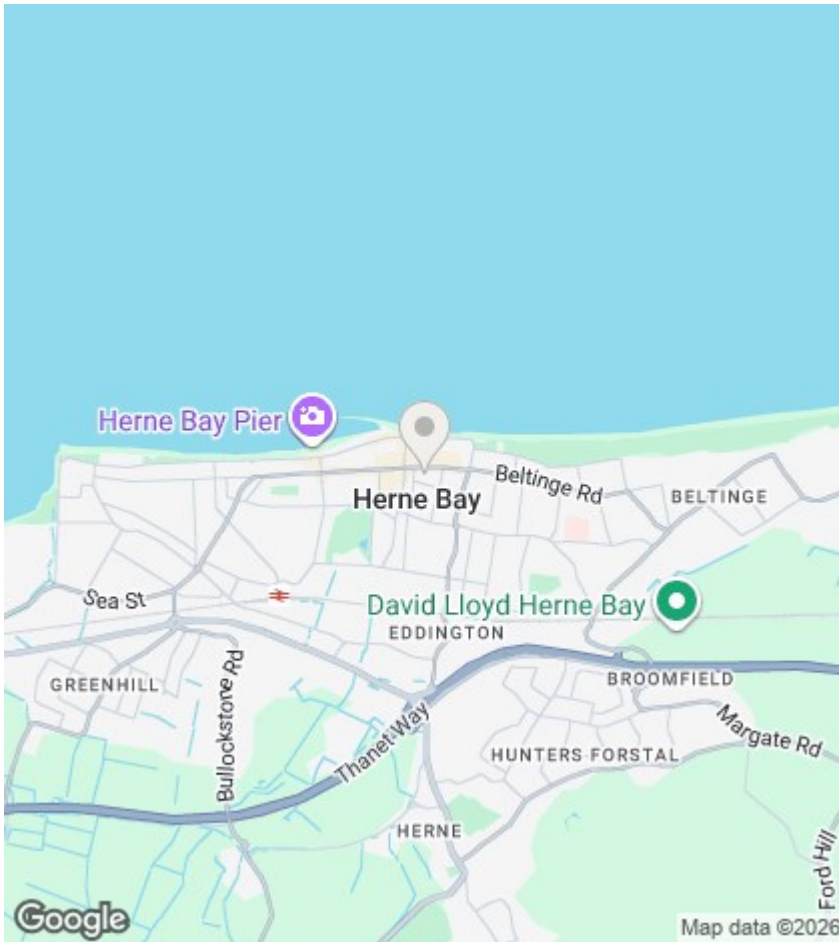
## OUTSIDE

### Rear Garden

18' 1 x 29' 5 (5.5m x 8.96m) Extending to 45' (13.88m). Courtyard garden with south-easterly aspect, side gate providing access to an alleyway, two timber sheds one with power and lighting.

## COUNCIL TAX BAND C

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



## 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>			<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>67</b>	
(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	

