

KE



35 Peartree Road, Herne Bay, CT6 7EG

Offers Over £265,000

- Two Bedroom Terraced House
- Conservatory
- Open Plan Kitchen/Diner
- Beautifully Presented
- Allocated Parking

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Sitting in a quiet cul-de-sac on Peartree Road, Herne Bay, this charming two-bedroom house presents an ideal opportunity for first-time buyers seeking a stylish and modern home. The property boasts a stunning and contemporary finish throughout, ensuring a welcoming atmosphere from the moment you step inside.

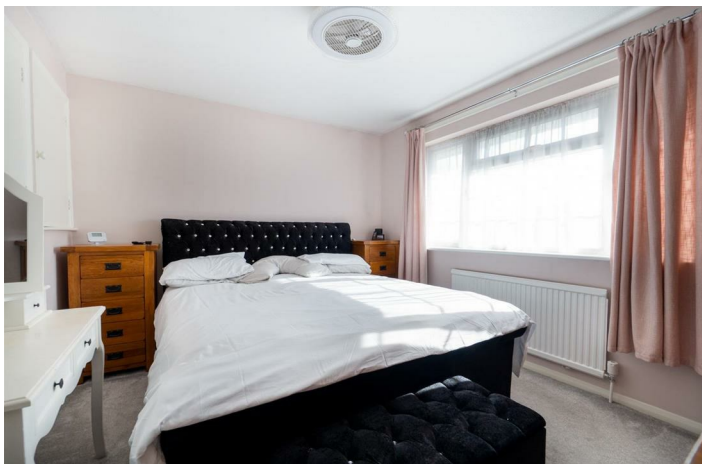
The heart of the home is undoubtedly the brand new kitchen diner, which is designed with modern living in mind. This delightful space flows seamlessly into a conservatory, providing additional living space that is perfect for enjoying the garden views or hosting gatherings with family and friends.

The property features two well-proportioned bedrooms, ideal for restful nights, and a beautifully appointed bathroom that complements the overall modern aesthetic. With brand new flooring throughout and a newly fitted gas boiler, this home is not only stylish but also practical and energy-efficient.

Additionally, the house comes with allocated parking, adding to the convenience of this lovely residence. Whether you are looking to settle down or invest in a property that offers both comfort and style, this home on Peartree Road is a must-see. Embrace the opportunity to make this stunning house your new home.



Council Tax Band: B



GROUND FLOOR

Porch

Lounge

14'1 x 12'4

Kitchen/Diner

11'5 x 12'4

Conservatory

9'5 x 12'7

FIRST FLOOR

Bedroom One

10'4 x 12'4

Bathroom

8'5 x 5'

Bedroom Two

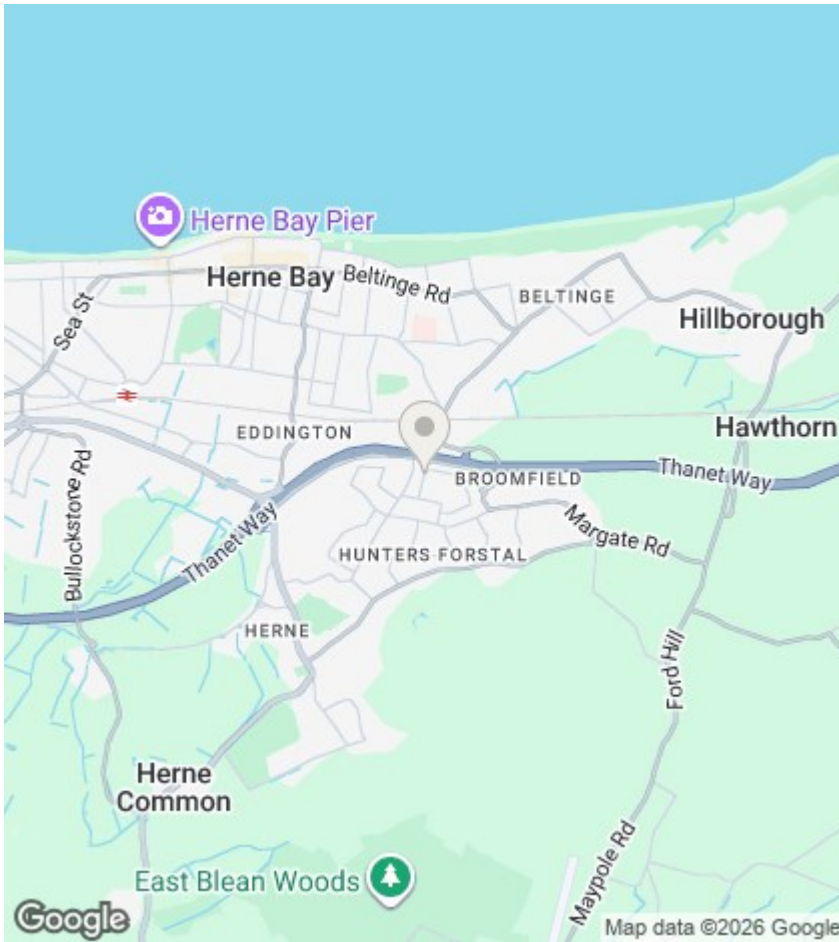
11'5 x 7'

OUTSIDE

Rear Garden

COUNCIL TAX BAND B

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.

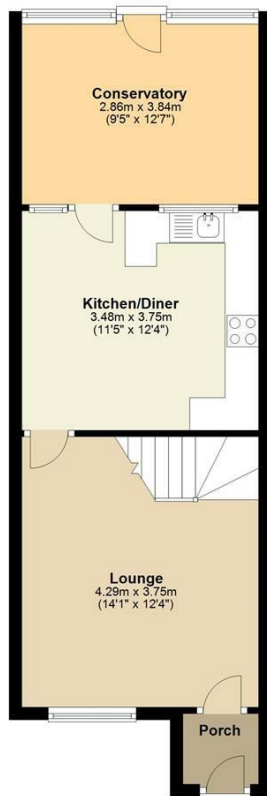
EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

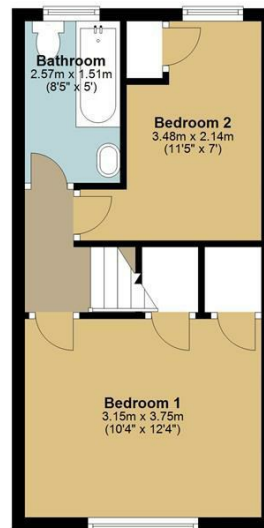
Ground Floor

Approx. 42.3 sq. metres (455.5 sq. feet)



First Floor

Approx. 29.7 sq. metres (319.9 sq. feet)



Total area: approx. 72.0 sq. metres (775.4 sq. feet)

Whilst every effort has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Plan produced using PlanUp.