

KE



8 Bancord Avenue, Herne Bay, Kent, CT6 5EN

Offers Over £350,000

- Beautifully Presented End of Terrace Home
- Peaceful Cul-de-Sac Perfect for Families
- Private Double Driveway
- Energy Efficient Home with Low Running Costs
- Walk to Shops, Parks and The Beach
- Mature, Low Maintenance Front and Rear Gardens
- Spacious Top Floor Master Bedroom with En Suite
- Includes Quality, Integrated Appliances
- In Catchment for Top-Rated Local Schools
- 15m Walk to Station, 1h 15m train to London

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8 Bancord Avenue, Herne Bay CT6 5EN

Beautifully Presented 4-Bedroom End-of-Terrace Townhouse in a Quiet Cul-de-Sac Setting

Tucked away in a peaceful cul-de-sac, this spacious end-of-terrace townhouse offers the perfect blend of modern living, family-friendly comfort, and exceptional convenience. Ideally located with excellent transport links and just moments from Herne Bay town centre, local shops, parks, and the beach, this beautifully maintained home is ready for immediate occupation.

Key Features:

Modern Living Spaces: The ground floor features a contemporary kitchen/diner, a convenient downstairs cloakroom, and a bright, airy living room with patio doors opening onto the landscaped rear garden—ideal for family life and entertaining.

Flexible Accommodation: The middle floor offers two generously sized double bedrooms and a versatile single bedroom, perfect for use as a nursery, guest room, or home office. A well-appointed family bathroom includes both a bath and separate shower.



Council Tax Band:



GROUND FLOOR

Reception Hall

Front entrance door, stair case to first floor with large storage beneath, utility cupboard with plumbing for washing machine and storage space, radiator in decorative cover.

Cloakroom

Low level WC, wash hand basin, double glazed frosted window to front, radiator.

Kitchen-Diner

13' 7" x 8' 2" (4.14m x 2.49m) Fully fitted kitchen with a comprehensive range of attractive units with brick effect tiling and complementary worktops. Space for dining table and chairs. Inset one and a half bowl stainless steel sink unit, fitted eye level double oven and grill, inset four burner gas hob with extractor canopy over. Integral dishwasher and fridge freezer. Double glazed window to front with fitted shutters, radiator.

Lounge

15' 2" x 11' 2" (4.62m x 3.40m) Double glazed sliding doors to rear leading to the garden, television point, radiator.

FIRST FLOOR

First Floor Landing

Stair case to second floor, built in cupboard providing some storage and the hot water tank.

Primary Bathroom

Beautiful fitted bathroom in white with panelled bath which has a mains fed shower over and fitted shower screen, wash hand basin and low level WC. Fully tiled walls, double glazed frosted window to front, heated towel rail and high gloss tiled floor.

Bedroom Two

15' 7" x 8' 5" (4.75m x 2.57m) Double glazed window to rear, radiator.

SECOND FLOOR

Second Floor Landing Area

Bedroom One

20' 3" x 9' 6" (6.17m x 2.90m) Double glazed window to front and double glazed sky light window to rear, radiator. Eaves access providing superb storage space. Large built in wardrobes with mirror fronted sliding doors, door to:

En-Suite Shower Room

Beautiful fitted en suite in white with mains fed shower with fitted shower screen, wash hand basin and low level WC. Fully tiled walls, double glazed Velux window to rear, large cupboard housing boiler, heated towel rail and high gloss tiled floor.

OUTSIDE

Rear Garden

Landscaped, low maintenance rear garden mainly laid with astro lawn with two patio areas, mature flowerbeds, fenced surround, access to front via side gate.

Front Garden

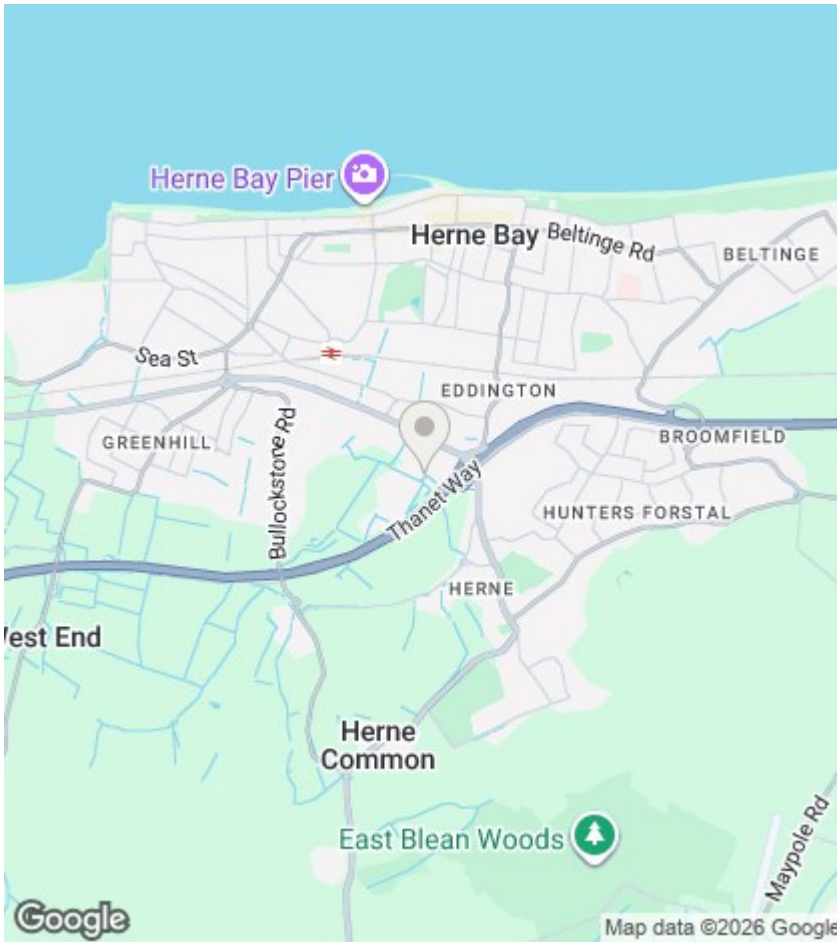
Paved patio, shingled area with mature shrubs and flowering borders.

COUNCIL TAX BAND D

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

Allocated Parking Spaces

For two vehicles.



Viewings

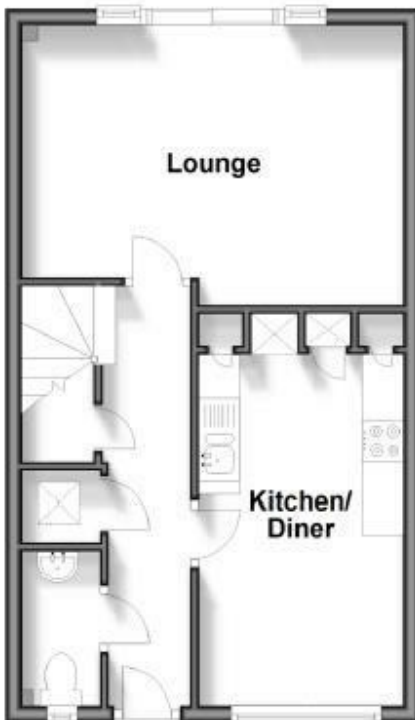
Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

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	

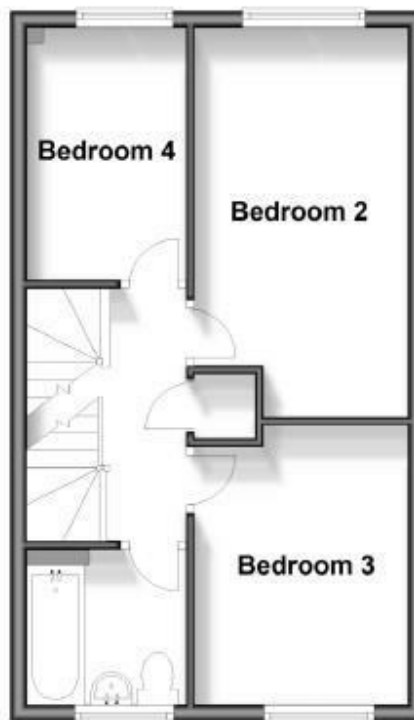
Ground Floor

Approx. 37.0 sq. metres (398.7 sq. feet)



First Floor

Approx. 38.2 sq. metres (411.5 sq. feet)



Second Floor

Approx. 24.8 sq. metres (267.5 sq. feet)

