

# KE



82 Puffin Road, Herne Bay, CT6 6HQ

Offers In Excess Of £260,000

- Two Bedroom Terraced House
- En-Suite to Master Bedroom
- Open Plan Living
- Immaculate Throughout

# 82 Puffin Road, Herne Bay CT6 6HQ

This delightful terraced house offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms with an ensuite to the master, this property is ideal for small families, couples, or individuals seeking a peaceful retreat by the coast.

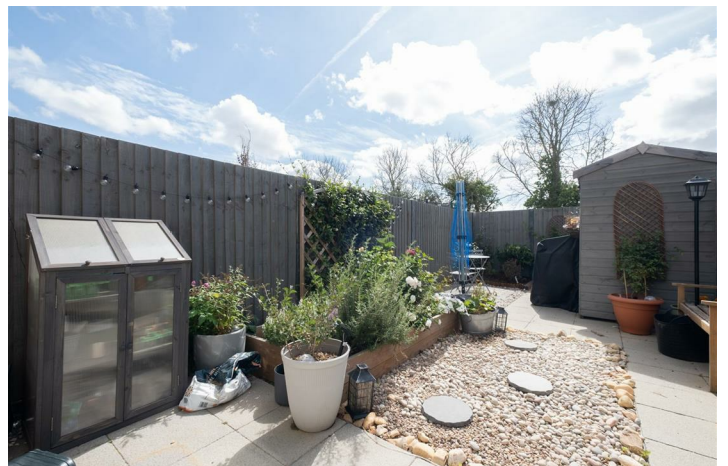
The house features an open plan lounge/kitchen/diner, cloakroom, with two good size bedrooms with en-suite and master bathroom upstairs, ensuring that your daily routines are both comfortable and efficient. One of the standout features of this property is the parking space available to the front of the property.

Situated just a stone's throw from the beach, residents can enjoy the soothing sounds of the sea and the beauty of coastal walks. Additionally, the property is within walking distance of a local school, making it an excellent choice for families with children. The nearby village shops cater to your everyday needs, while excellent bus links provide easy access to surrounding areas, enhancing the convenience of this lovely home.

This property on Puffin Road is not just a house; it is a wonderful opportunity to embrace a coastal lifestyle in a friendly community. Whether you are looking to settle down or invest, this charming home is sure to impress.



Council Tax Band: C



## **GROUND FLOOR**

**Entrance Hall**

**Cloakroom**

**Kitchen/Living/Dining Room**

24'5 x 12'1

## **FIRST FLOOR**

**Bedroom One**

10'1 x 12'1

**En-Suite**

**Bedroom Two**

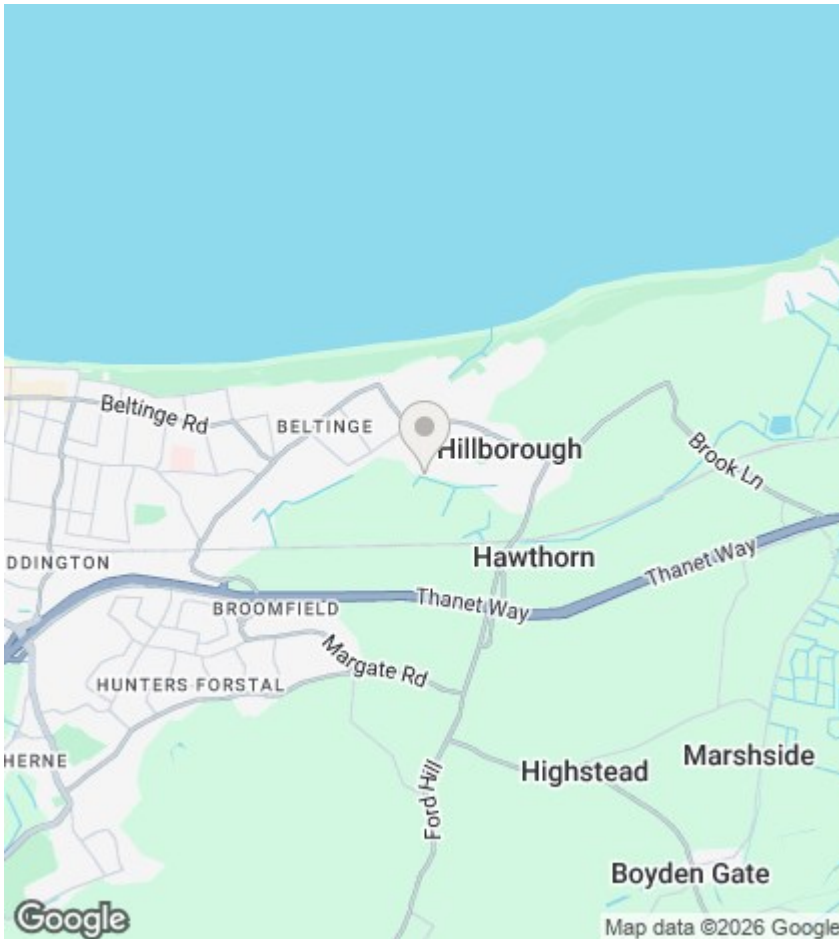
9'1 x 8'9

**Bathroom**

## **OUTSIDE**

**Rear Garden**

**COUNCIL TAX BAND C**



## Viewings

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

## EPC Rating:

B

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>98</b>
(81-91) <b>B</b>		<b>85</b>	
(69-80) <b>C</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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



### Ground Floor

Kitchen/Living/Dining Room  
24'5" x 12'1"      7.46m x 3.70m



### First Floor

Bedroom 1  
10'1" x 12'1"      3.08m x 3.70m

Bedroom 2  
9'1" x 8'9"      2.77m x 2.69m

Gross internal area  
764 sq.ft.      71 sq.m.