

KE



110 Kings Road, Herne Bay, CT6 5RE

£269,950

- Two Double Bedrooms And a Single Bedroom
- Modern Kitchen and Bathroom
- Convenient, Central Location
- Two Reception Rooms
- Enclosed Back Garden with Sunny Patio Area
- No Onward Chain

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This well-presented, centrally located three-bedroom terraced home is perfect for a small family or professional couple in need of extra space for a home office. The inviting sitting room features a beautiful bay window and an ornate brick fireplace, creating a warm and welcoming atmosphere. The adjoining dining room benefits from double doors that open directly onto the rear garden, perfect for indoor-outdoor living and entertaining. The kitchen is well-equipped with an oven, gas hob, and tumble dryer, with additional space for a washing machine and a fridge freezer.

Upstairs, the spacious master bedroom includes a built-in triple wardrobe, while the second double bedroom offers ample space for guests or family. The third bedroom is ideal as a child's room or a dedicated study. The modern bathroom features a full-sized bath with a power shower overhead.

Outside, the enclosed rear garden is mainly laid to lawn, with a decked patio area ideal for outdoor dining, and a shed for additional storage. No onward chain.



3



1



2



C

Council Tax Band: B



GROUND FLOOR

Entrance Hall

Lounge

Dining Room

Kitchen

FIRST FLOOR

Landing

Master Bedroom

Bedroom Two

Bedroom Three

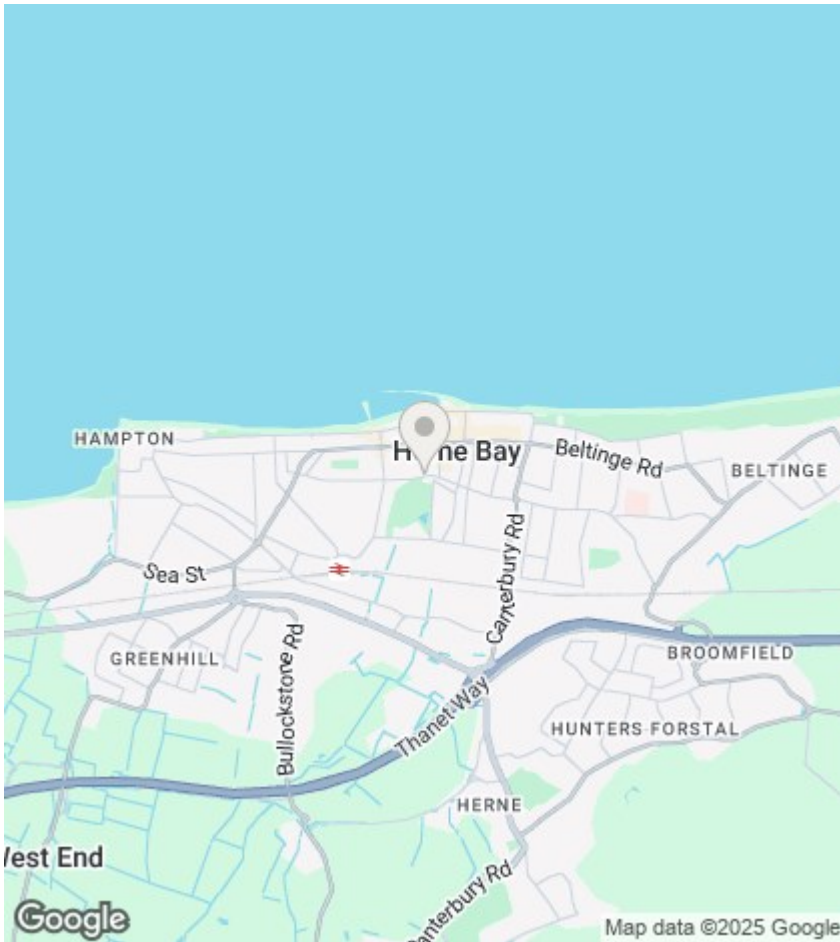
Bathroom

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.

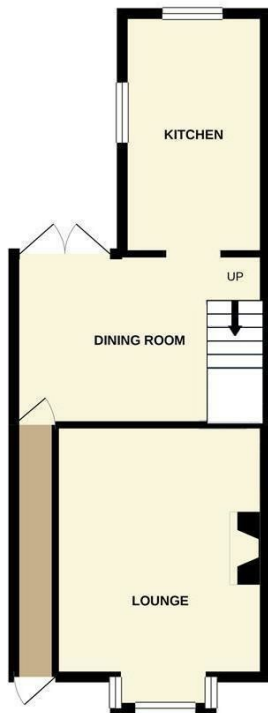
EPC Rating:

C

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 86 |
| (69-80) C | | 69 | |
| (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

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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