

# KE



55 Station Road, Herne Bay, CT6 5QQ

Offers In Excess Of £425,000

- Three Bedroom Semi Detached House
- Beautifully Refurbished
- Close Proximity To The Train Station
- Generous Sized Rear Garden



# 55 Station Road, Herne Bay CT6 5QQ

Nestled on Station Road in the charming coastal town of Herne Bay, this delightful three-bedroom semi-detached house offers a perfect blend of modern living and convenience. The property boasts a stunning open plan living area, creating a spacious and inviting atmosphere ideal for both relaxation and entertaining.

With its contemporary design, the open plan layout seamlessly connects the living room, dining area, and kitchen, allowing for a bright and airy feel throughout. Natural light floods the space, enhancing the warm and welcoming ambiance that this home exudes.

The three well-proportioned bedrooms provide ample space for family living or guests, ensuring comfort and privacy for all. The property is situated in a prime location, just a short stroll from the local train station, making it an excellent choice for commuters or those who enjoy easy access to nearby towns and cities.

Herne Bay itself is known for its picturesque seafront, vibrant community, and a variety of local amenities, including shops, cafes, and recreational facilities. This semi-detached house is not just a home; it is a lifestyle choice, offering the perfect setting for families or individuals seeking a blend of tranquility and accessibility.

In summary, this property on Station Road is a wonderful opportunity to acquire a modern home in a sought-after location. With its stunning open plan living space and proximity to transport links, it is sure to appeal to a wide range of buyers. Do not miss the chance to make this lovely house your new home.



Council Tax Band: C



## **GROUND FLOOR**

**Porch**

**Entrance Hall**

**Living Room**

11'9 x 12'8

**Kitchen/Breakfast Room**

11'9 x 12'8

**Utility Room**

7'9 x 6'10

**WC**

**Dining Room/Family Room**

9'7 x 19'10

## **FIRST FLOOR**

**Bedroom One**

11'10 x 10'2

**Bedroom Two**

11' x 10'2

**Bedroom Three**

8'7 x 6'10

**Bathroom**

7'10 x 9'4

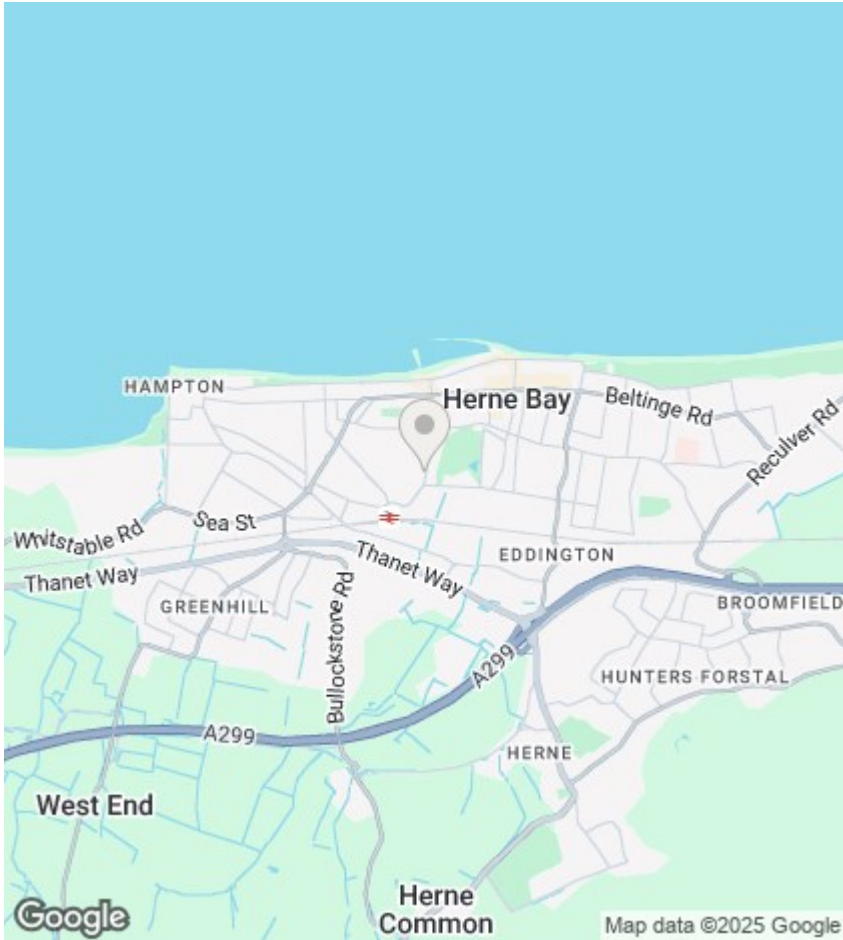
## **OUTSIDE**

**Driveway**

**Rear Garden**

## **COUNCIL TAX BAND C**

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.

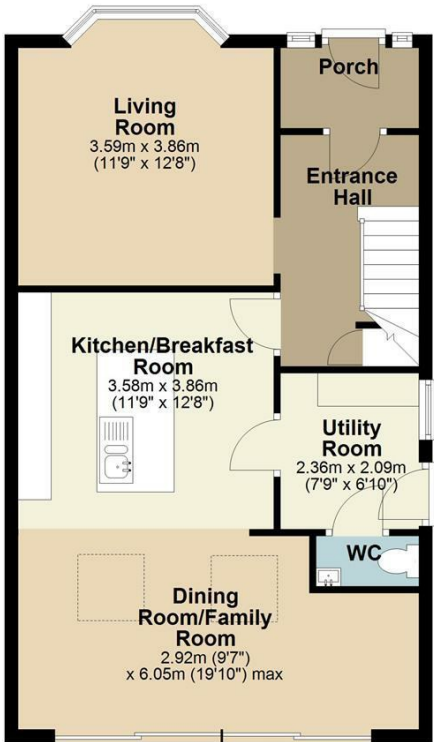
## EPC Rating:

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		77
(55-68) <b>D</b>	56	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

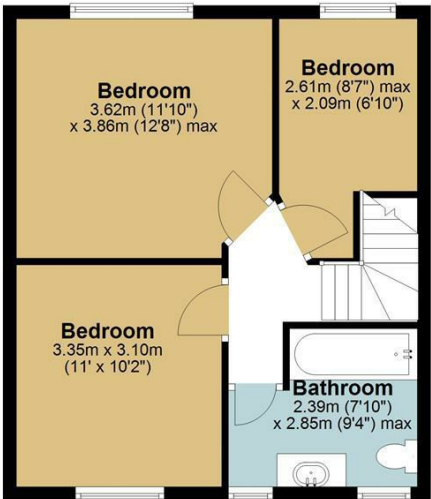
### Ground Floor

Approx. 62.6 sq. metres (673.9 sq. feet)



### First Floor

Approx. 43.0 sq. metres (463.3 sq. feet)



Total area: approx. 105.6 sq. metres (1137.2 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.