

# KE



13 Holmscroft Road, Herne Bay, CT6 6PE

£375,000

- 3 double bedroomed family home
- Open plan kitchen, utility and family area
- Popular Beltinge village location
- Extended living accommodation
- Good size family garden

# 13 Holmscroft Road, Herne Bay CT6 6PE

Positioned in the Beltinge village, this delightful three double bedroomed family home on Holmscroft Road offers a perfect blend of comfort and modern living. The property has been thoughtfully extended, providing ample living accommodation that caters to the needs of a growing family.

As you step inside, you will be greeted by a contemporary kitchen that seamlessly flows into a spacious utility and family area, making it an ideal space for both everyday living and entertaining guests. The design promotes a warm and inviting atmosphere, perfect for creating lasting memories with loved ones.

One of the standout features of this home is the rear access, which not only enhances convenience but also allows for additional parking, a rare find in such a desirable location.

Living in the heart of Beltinge village means you will enjoy a close-knit community feel, with local amenities and beautiful coastal walks just a stone's throw away. This property is not just a house; it is a place where you can truly make a home.

With its modern features and prime location, this family residence is a wonderful opportunity for those seeking a blend of comfort and convenience in Herne Bay. Don't miss the chance to view this exceptional property.



Council Tax Band: C



## **GROUND FLOOR**

**Entrance**

**Hallway**

**Kitchen/Breakfast Room**

18'10 x 10'9

**Utility Area**

11'8 x 7'9

**Dining Area**

14'11 x 11'8

**Lounge**

14'6 x 10'10

**WC**

## **FIRST FLOOR**

**Bedroom 2**

13'5 x 10'7

**Bedroom 3**

11'2 x 10'7

**Bathroom**

10'4 x 7'11

## **SECOND FLOOR**

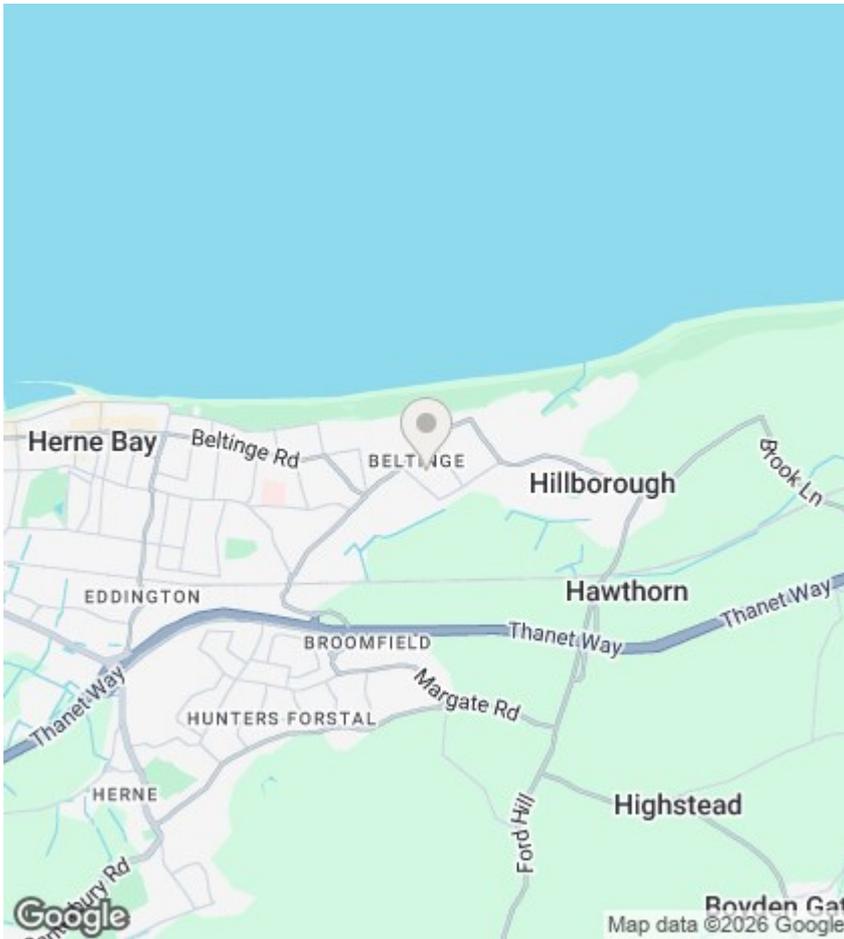
**Bedroom 1**

13'9 x 12

## **OUTSIDE**

**Rear Garden**

**COUNCIL TAX BAND C**

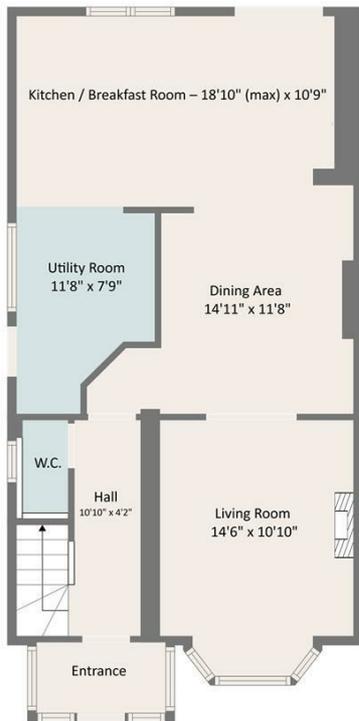


## Viewings

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

## EPC Rating:

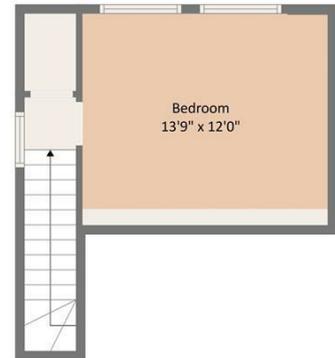
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales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



1st floor



2nd floor



3rd floor

**TOTAL: 1373 sq. ft**

1st floor: 707 sq. ft, 2nd floor: 472 sq. ft, 3rd floor: 194 sq. ft  
EXCLUDED AREAS: LOW CEILING: 30 sq. ft, WALLS: 121 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.