KE

# 32 Spenser Road, Herne Bay, CT6 5QN

£395,000

- Rarely Available Period Property
- Walking Distance Of Town Centre, Beach And Railway Station
- Two Reception Rooms And Five Bedrooms
- Tons Of Potential
- South Facing Rear And Side Garden

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A charming early 1900s semi-detached family home set over three floors, offering an ideal opportunity for buyers looking to create their dream home. The ground floor features two inviting reception rooms, a kitchen with utility room, and a cloakroom, providing versatile living space that flows perfectly for family life or entertaining.

Upstairs, there are three bedrooms and a family bathroom on the first floor, with two further bedrooms and an en-suite cloakroom on the second floor, offering generous accommodation for a growing family. The home retains its character while providing an excellent canvas for modernisation and personalisation.

Externally, the property boasts a good-sized rear and side garden, perfect for outdoor living, alongside a driveway and garage offering convenient parking and storage. Situated in a peaceful and sought-after area of Herne Bay, the property enjoys a quiet, residential feel while remaining within easy reach of local amenities, schools, and transport links.

Offered with no forward chain, this home presents a rare opportunity to acquire a substantial property with potential to transform it into a stylish, modern family residence in a desirable seaside town.

5 1 2 D

Council Tax Band: D

## GROUND FLOOR

**Porch**

**Entrance Hall**

**Sitting Room**
13'5 x 12'10

**Kitchen**
11'2 x 12'3

**Cloakroom**

**Utility Room**
6'2 x 5'11

**Dining Room**
12'3 x 12'10

## FIRST FLOOR

**Bedroom One**
12'7 x 20'

**Bedroom Five**
12' x 12'2

**Bathroom**

**Bedroom Three**
10'5 x 12'10

## SECOND FLOOR

**Bedroom Two**
12'7 x 17'

**En-Suite Cloakroom**

**Bedroom Four**
11'6 x 12'3

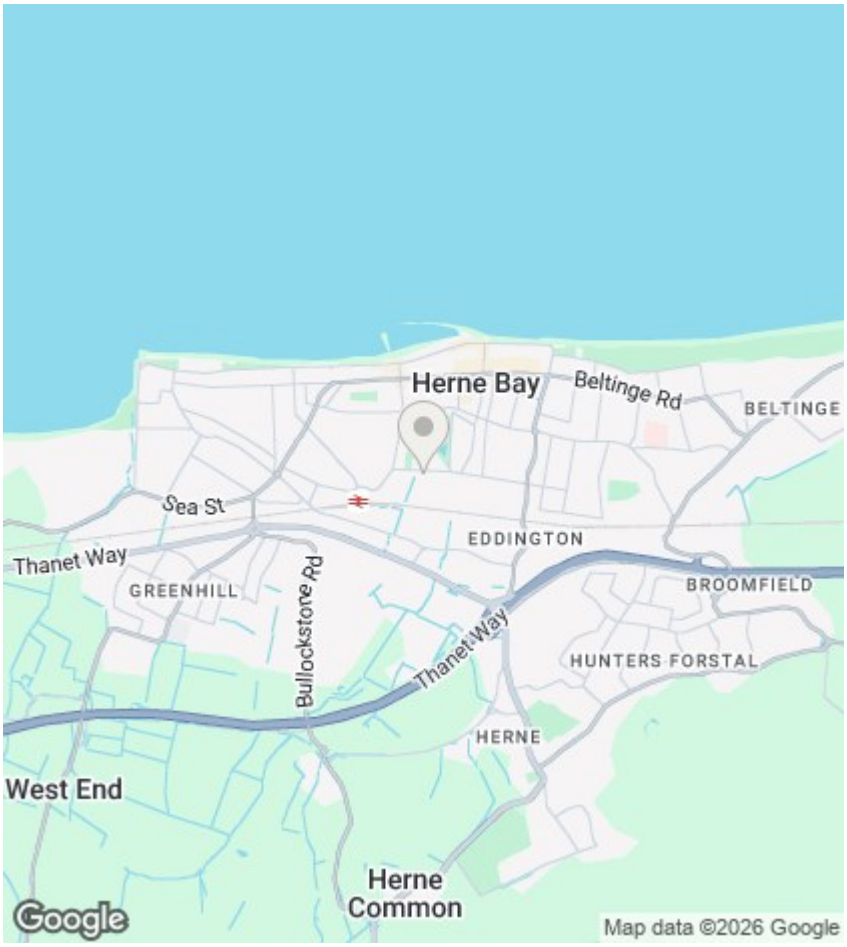
## OUTSIDE

**Garage**
19'6 x 9'6

**Rear Garden**

**Front Garden**

## COUNCIL TAX BAND D

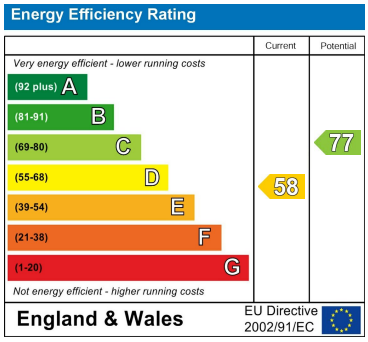


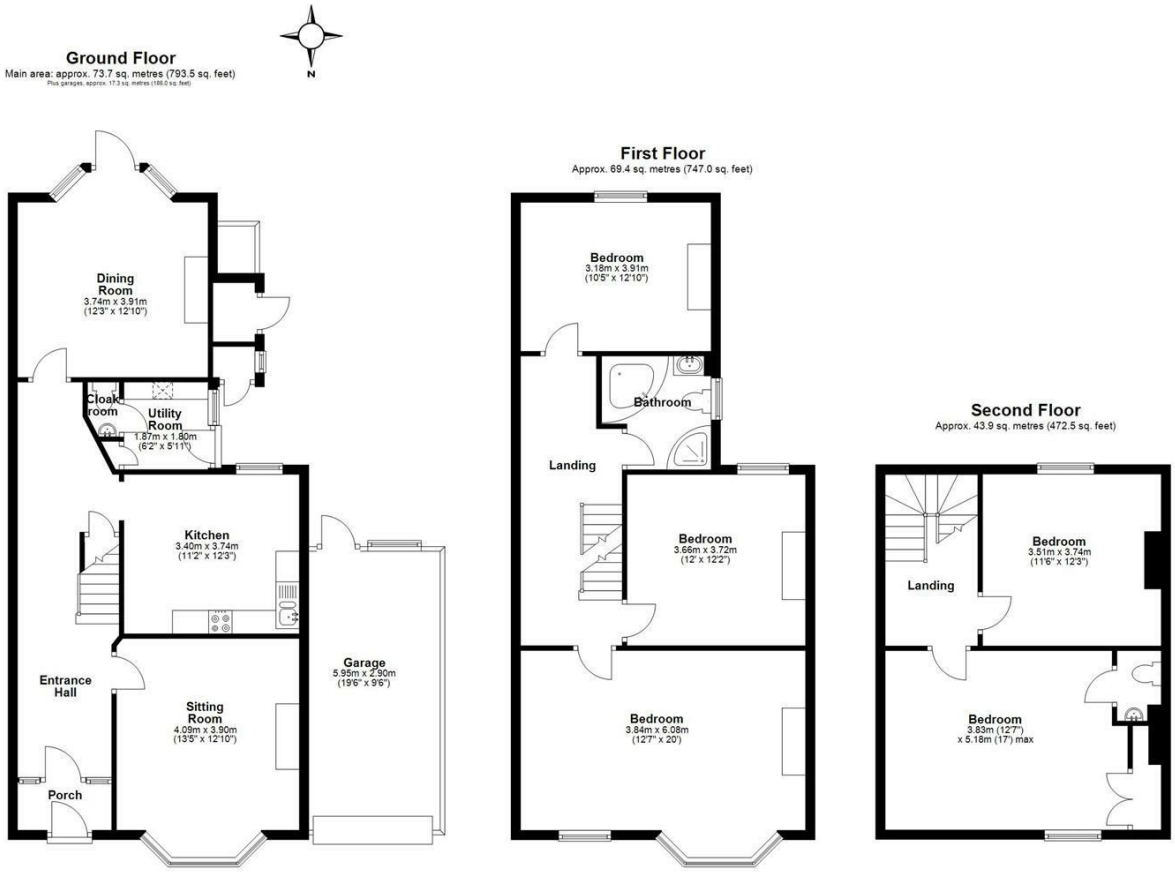

## Viewings

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

## EPC Rating:

D

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