KE









21 Ivanhoe Road, Herne Bay, Kent, CT6 6EG

£425,000

- Great residential setting within easy reach of local shops, transport links, and coastal walks
- Generous plot size with scope to extend (subject to planning permission)
- Excellent renovation project with strong potential to increase value
- Flexible layout offering potential for multi-generational living or home office space
- Off-street parking in addition to the garage
- Rare opportunity to acquire a well-located property with no onward chain complications

106 High Street, Herne Bay, Kent, CT6 5LE
01227 389 998

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VIDEO TOUR TO FOLLOW.
This chalet-style bungalow offers generous and versatile accommodation, featuring a large reception hall, two well-proportioned double bedrooms, a kitchen/diner, a good size shower room and a spacious lounge.

The loft was converted many years ago to provide two additional rooms; however, these may not comply with current building regulations and are therefore offered as informal spaces but used as bedrooms by the previous owner for years.

Externally, the property benefits from a large, sunny rear garden, as well as a driveway and garage providing ample off-road parking.

While the home would benefit from updating, it presents an excellent opportunity for buyers looking to modernise and add value.

Ideally located within easy reach of Herne Bay town centre and the seafront, the property is offered chain free.

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Council Tax Band:







Ground Floor

Large Entrance Hall

Kitchen-Diner

Lounge

Shower Room

Bedroom

Bedroom

First Floor

Bedroom

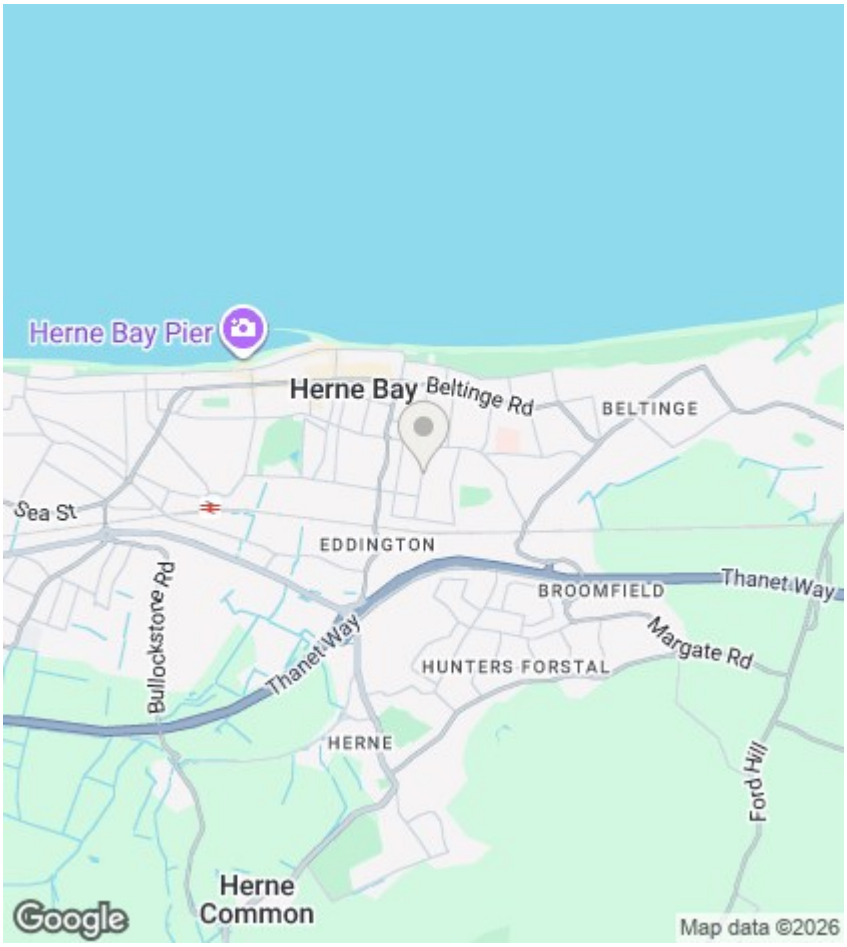
Bedroom

Outside

Front Garden With Driveway

Enclosed Rear Garden

COUNCIL TAX BAND E

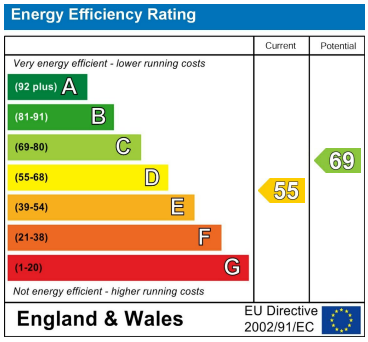


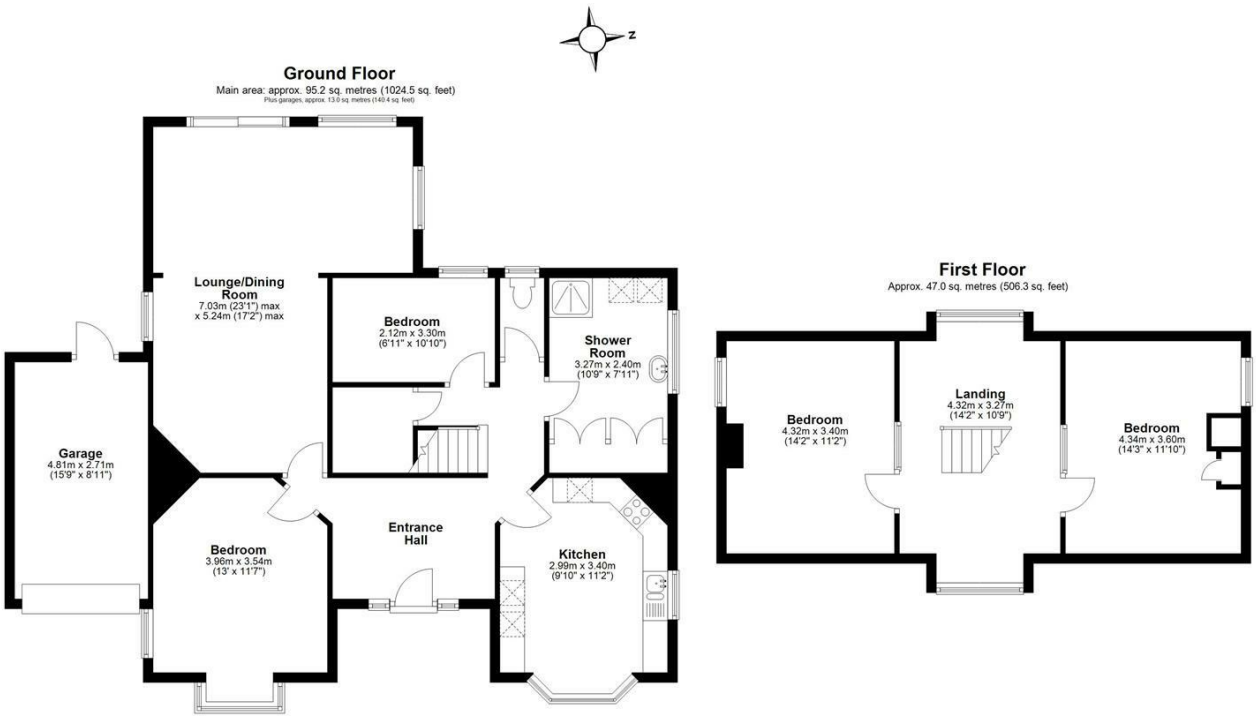
Viewings

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

EPC Rating:

D





Main area: Approx. 142.2 sq. metres (1530.7 sq. feet)
Plus garages, approx. 13.0 sq. metres (140.4 sq. feet)

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