

# KE



82 Douglas Road, Herne Bay, CT6 6AQ

£350,000

- Chain Free
- Walking Distance to Town Centre
- Driveway
- Detached 3 Bedroom House
- Short Distance from the Beach
- Garage



# 82 Douglas Road, Herne Bay CT6 6AQ

Located in the charming coastal town of Herne Bay, this delightful three-bedroom detached house presents an excellent opportunity for those seeking a new home by the sea. The property boasts a spacious reception room, perfect for relaxing or entertaining guests, and a well-appointed kitchen-diner that invites family gatherings and culinary creativity.

With three comfortable bedrooms, this home is ideal for families or those looking for extra space. The bathroom is conveniently located, ensuring ease of access for all. Additionally, the property features a garage, providing ample storage or parking options.

One of the standout features of this residence is its enviable location. Just a short stroll away, you will find the beautiful beach, perfect for leisurely walks and enjoying the seaside atmosphere. The town centre is also within easy reach, offering a variety of shops, cafes, and amenities to cater to your everyday needs.

This property is chain-free, allowing for a smooth and straightforward purchase process. Whether you are a first-time buyer, a growing family, or looking to downsize, this house on Douglas Road is a wonderful opportunity to embrace coastal living in Herne Bay. Don't miss your chance to make this charming home your own.

 3

 1

 1



Council Tax Band: D



**GROUND FLOOR**

**Entrance Hall**

**Sitting Room**

11'10 x 11'11

**Kitchen/Diner**

11'10 x 18'4

**FIRST FLOOR**

**Landing**

**Bedroom One**

12' x 11'2

**Bedroom Two**

11'9 x 11'2

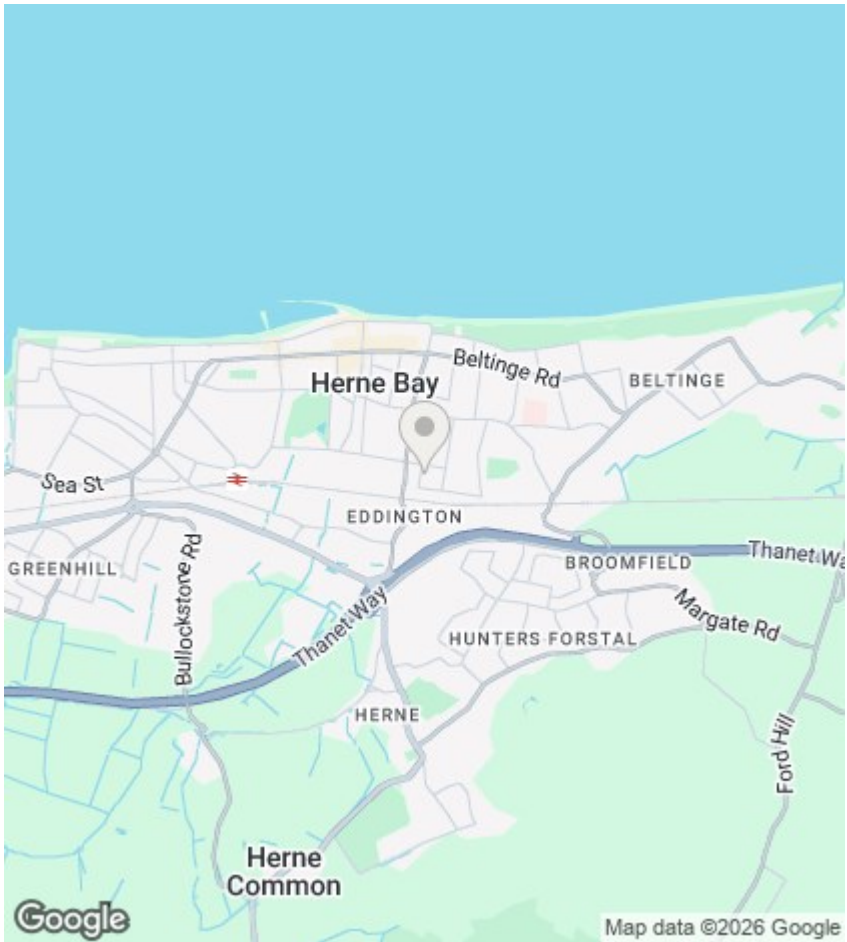
**Bedroom Three**

8'11 x 7'1

**Bathroom**

**OUTSIDE**


**COUNCIL TAX BAND D**



## Viewings

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

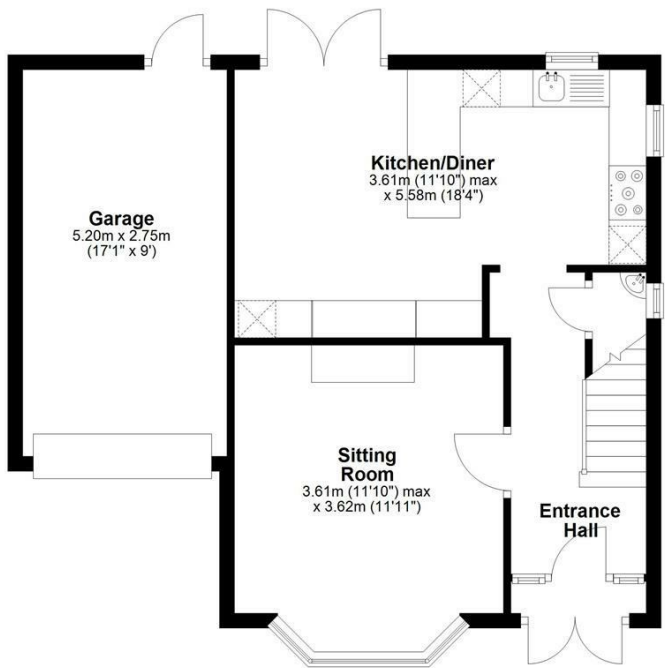
## EPC Rating:

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 	



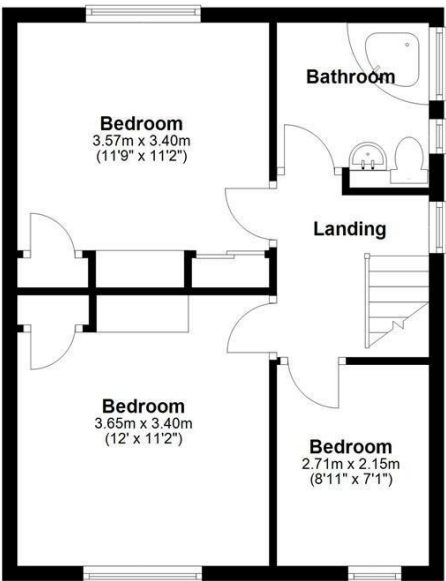
### Ground Floor

Main area: approx. 41.0 sq. metres (441.2 sq. feet)  
Plus garages, approx. 14.3 sq. metres (153.9 sq. feet)



### First Floor

Approx. 41.1 sq. metres (442.0 sq. feet)



Main area: Approx. 82.1 sq. metres (883.2 sq. feet)  
Plus garages, approx. 14.3 sq. metres (153.9 sq. feet)