

# KE



## 3a Clarence Road, Herne Bay, Kent, CT6 8TH

Offers In Excess Of £350,000

- Contemporary Family Home on a Private Development
- Close To Local Schools, Bus Stop and Mainline Train Station Within Walking Distance to Shops and Seafront
- Three Bedrooms, Main with Ensuite
- Spacious Lounge & Kitchen-Diner
- Neo Georgian Home on a Quiet Road
- Allocated Parking Space

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# 3a Clarence Road, Herne Bay CT6 8TH

A charming Neo-Georgian three-bedroom semi-detached home nestled within the sought-after Millers Rest development in Herne Bay. This thoughtfully designed property features well-proportioned accommodation, including a downstairs cloakroom, a modern fitted kitchen/diner opening out to the rear garden, and a bright, airy living room ideal for relaxing or entertaining.

Upstairs, you'll find three well-sized bedrooms, with the principal bedroom enjoying an en-suite shower room, while a stylish family bathroom serves the other bedrooms.

The property is in good decorative order throughout and offers ample storage with a large cupboard downstairs and an airing cupboard on the landing.

Millers Rest is a tasteful collection of traditionally styled workman terraced and semi-detached homes, offering sunny gardens and private off-street parking, enhancing the development's appeal. The location is truly convenient: within walking distance to the seafront, the mainline railway station with frequent London services, and a wide range of highly regarded shops, cafés, and restaurants in Herne Bay's town centre.

For further details or to arrange a viewing, please contact Kimber Estates today.



Council Tax Band: D



## **GROUND FLOOR**

**Entrance Hall**

**Downstairs Cloakroom**

**Kitchen-Diner**

10'6" x 17'1"

**Lounge**

10'5" x 17'1"

## **FIRST FLOOR**

**Bedroom One**

10'5" x 13'1"

**En-Suite Shower Room**

**Bedroom Two**

12'6" x 9'6"

**Bedroom Three**

10'4" x 7'2"

**Primary Bathroom**

7'3" x 5'9"

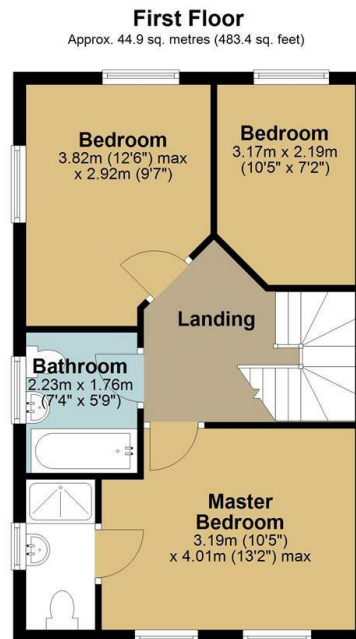
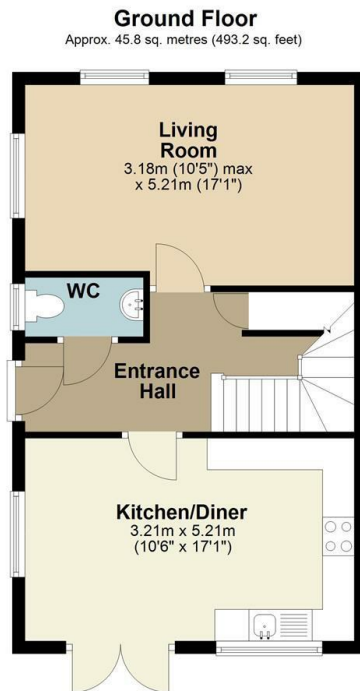
## **OUTSIDE**

**Rear Garden**

**Allocated Parking**

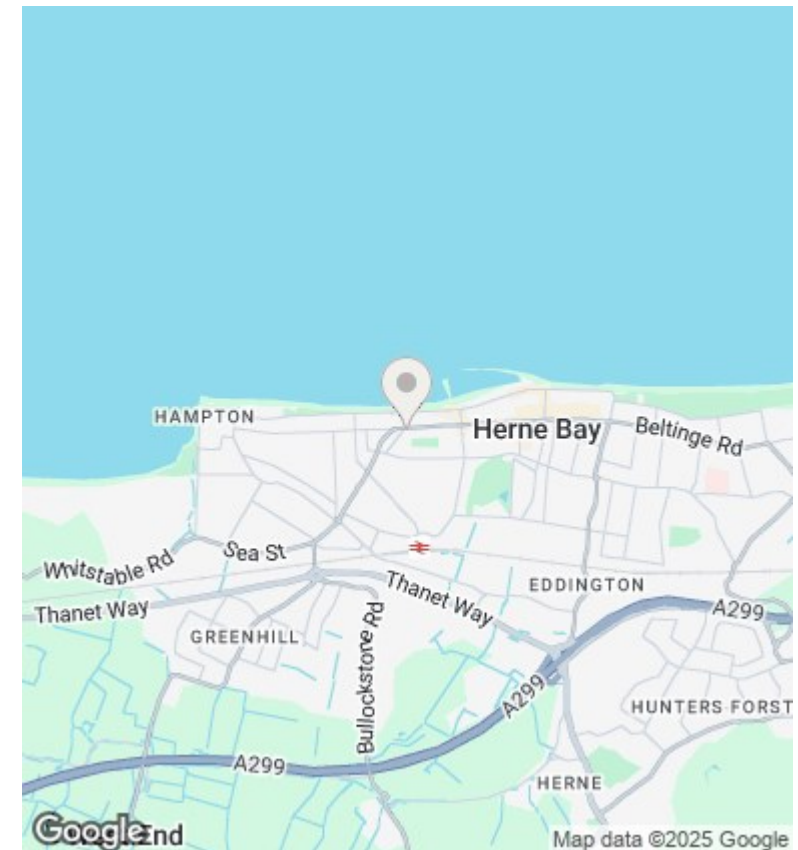
## **NB**

At the time of advertising these are draft particulars awaiting approval of our sellers.



Total area: approx. 90.7 sq. metres (976.6 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.



## Viewings

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

## Council Tax Band

D

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>84</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		
England & Wales		EU Directive 2002/91/EC