



41 ALBION LANE
HERNE BAY

£1,250 PCM

- Modern Family Home
- 4 Bedrooms - Master En-suite
- 3 Floors

- Herne Village
- Off Street Parking

ABOUT

* MODERN FOUR BEDROOM HOME IN HERNE *
Positioned in the idyllic village of Herne with nearby coastal Herne Bay town and within 6 miles of the Cathedral City of Canterbury is this four bedroom semi-detached house. There is family size accommodation comprising entrance hall, cloakroom, light and airy lounge and open plan arrangement to a contemporary fitted kitchen/diner. To the first and second floors is the main bathroom and four bedrooms, the master enjoying en-suite shower room. The property also benefits gas central heating, double glazing and off street parking. Council tax band D.. No smokers or pets. Available end of December.

LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

DESCRIPTION

Cloakroom

Lounge 12'0" x 15'0" (3.66 x 4.57)

Kitchen/Dining Room 8'0" x 13'0" (2.44 x 3.96)

Master Bedroom 12'0" x 10'0" (3.66 x 3.05)

En suite

Bedroom Two 11'0" x 12'0" (3.35 x 3.66)

Bedroom Three 7'0" x 10'0" (2.13 x 3.05)

Family Bathroom

Bedroom Four 10'0" x 11'0" (3.05 x 3.35)

Front Garden

Rear Garden



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

