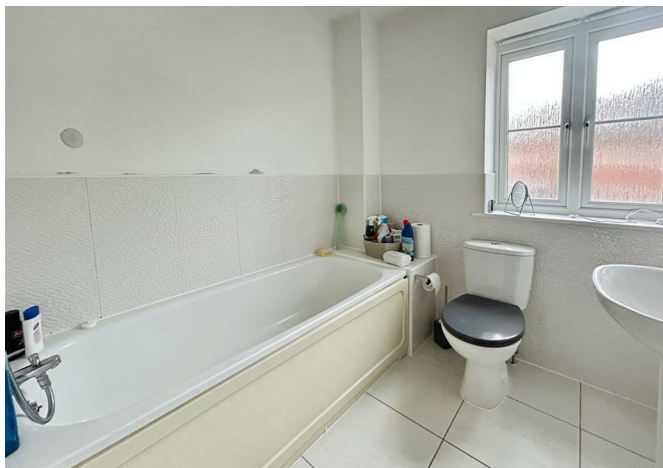




196 Talmead Road, Herne Bay, CT6 6FF
£335,000



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£335,000

Charming Three-Bedroom Detached Home on Talmead Road

Discover this beautifully presented three-bedroom detached house located in the sought-after Talmead Road area — an ideal home for families or first-time buyers looking for space, comfort, and modern living.

Step inside to a welcoming lounge/dining room, perfect for relaxing or entertaining guests. The modern kitchen/breakfast room offers a stylish and practical space for everyday living, complete with ample storage and worktop space. A convenient ground floor WC completes the downstairs layout.

Upstairs, you'll find three well-proportioned bedrooms, with the main bedroom featuring an en-suite shower room for added privacy and comfort.

Outside, the rear garden is a true blank canvas — ready for someone with green fingers to create their dream outdoor retreat. To the front, the property benefits from one private parking space.

With its well-planned layout and modern features, this delightful home is ready for you to move straight in and make it your own.

Description

Hallway

Kitchen/Breakfast Room
10'04 x 8'04

Lounge/Dining Room
15'08 x 13'06

WC

First Floor Landing

Bedroom
9'57 x 8'8

En Suite Shower Room
6'0 x 4'4

Bedroom
9'54 x 8'8

Bedroom
6'03 x 6'02

Parking

Front & Rear Garden

EPC Rating - Ordered

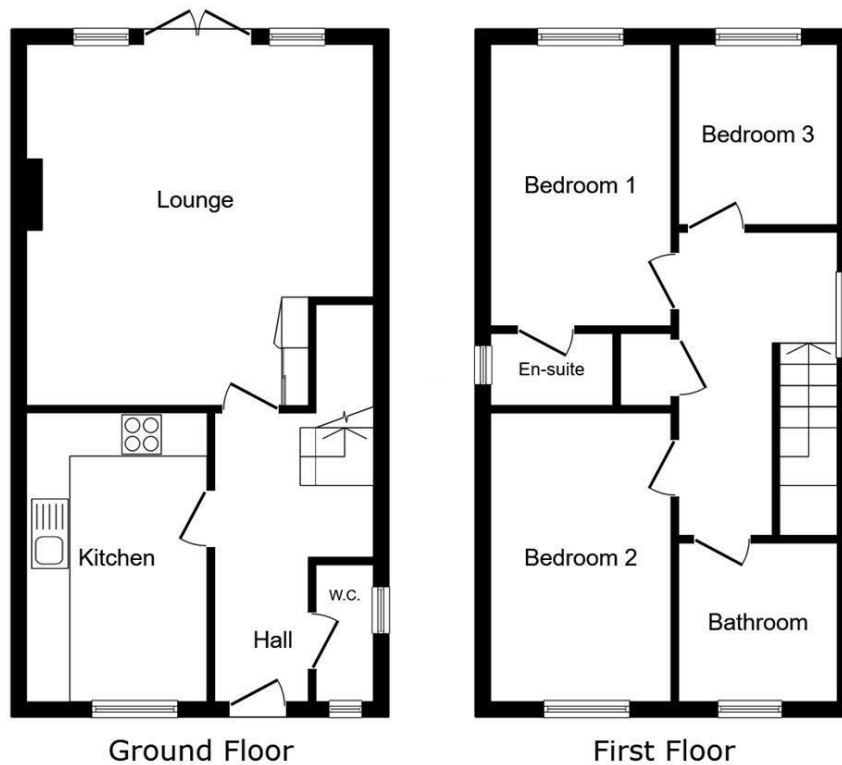
Council Tax Band C

Service Charge Demand TBC

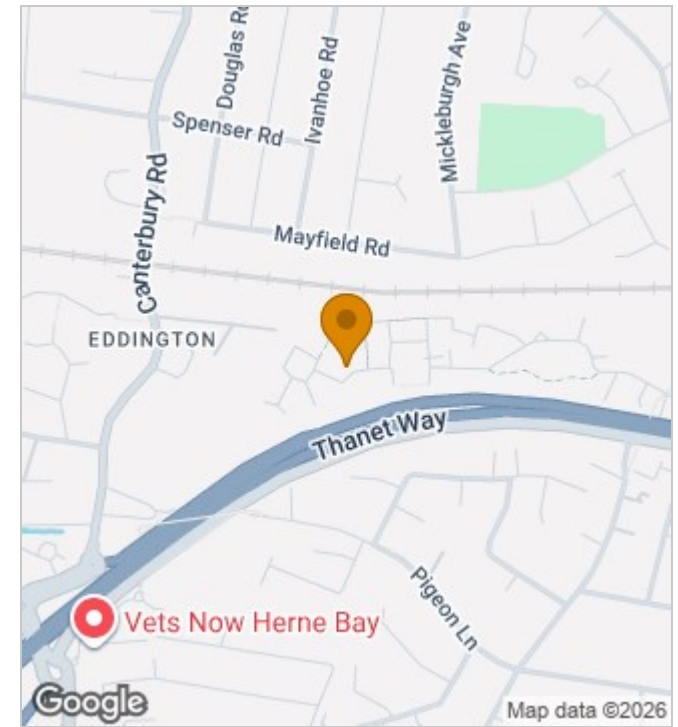
Location

Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	

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