



63 Ivanhoe Road, Herne Bay
£375,000

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Nestled in a convenient location, this three bedroom detached house offers a perfect blend of comfort and potential. Set on a residential street, this property boasts a detached status, providing a sense of privacy and independence. With the added benefit of off-street parking and a garage, convenience is at the forefront of this home.

Upon entering, you are greeted by three generously-sized reception rooms, offering flexibility in how the space can be utilised to suit your individual needs and preferences. The ground floor also features a convenient downstairs W/C, adding to the practicality of the layout.

The accommodation on the first floor comprises three bedrooms and a bathroom. While currently presented in good condition, the property offers scope for modernisation, allowing for personal touches to be added and the potential to enhance and update the property to one's own tastes.

Situated within a short walking distance of all local amenities, including shops, schools, and public transport links, this property ensures that daily life is made easy and convenient. The quiet road adds to the appeal of the property, providing a sense of tranquillity and community spirit.

The property also benefits from a nice-sized garden, offering a private outdoor space ideal for relaxing or entertaining guests. The garden presents a valuable opportunity to create a beautiful outdoor retreat, complementing the comfort found within the home itself.





Entrance

Leading to

Lounge

11' 2" x 12' 6" (3.40m x 3.80m)

Kitchen

6' 11" x 18' 1" (2.10m x 5.50m)

Dining Room/Snug

19' 8" x 10' 2" (6.00m x 3.10m)

Conservatory

14' 5" x 9' 10" (4.40m x 3.00m)

Storage Room

7' 7" x 8' 6" (2.30m x 2.60m)

Wc

With Toilet and Hand Wash Basin

First Floor

Leading to

Bedroom

10' 2" x 11' 2" (3.10m x 3.40m)



Bedroom

9' 10" x 9' 10" (3.00m x 3.00m)

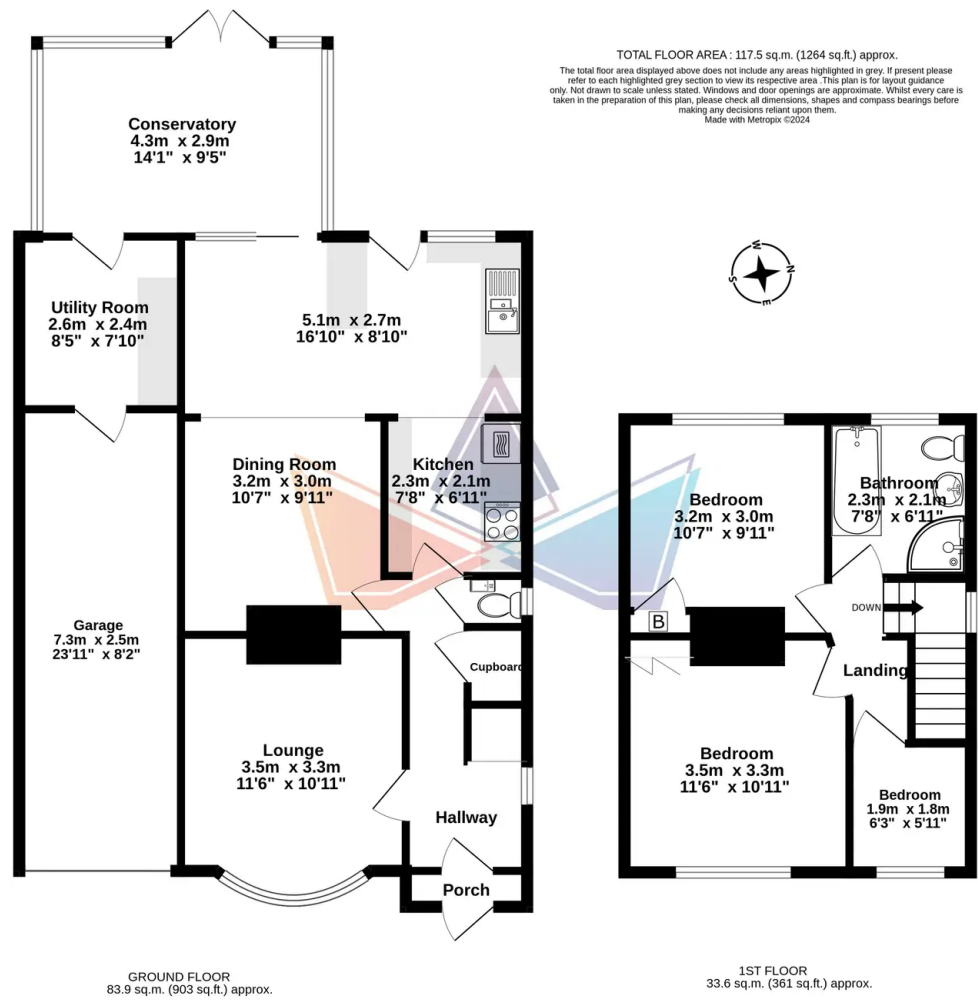
Bedroom

6' 7" x 5' 11" (2.00m x 1.80m)



Bathroom

6' 7" x 7' 10" (2.00m x 2.40m)



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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure