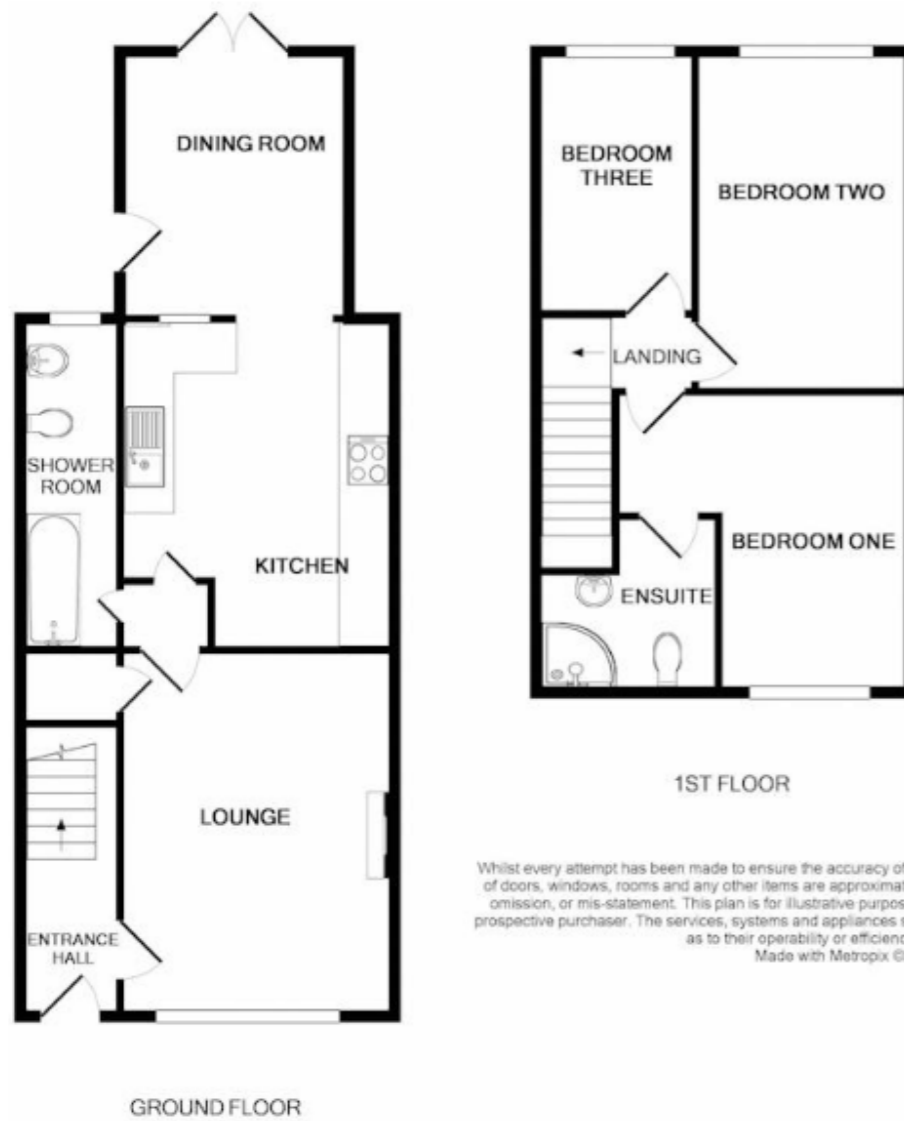




Kimber Estates



8 Mayfield Road, Heme Bay, Kent, CT6 6EH

£325,000 Freehold

This well-presented three bedroom terraced home is situated on a quiet street in the popular seaside town of Heme Bay. The house is within close proximity of local schools, with main bus routes and Heme Bay train station nearby. The property is also within a 10/15 minute walk of the local town and beach. Upstairs, the property consists of two double bedrooms one of which benefits from an en-suite, together with a single bedroom. Downstairs boasts a spacious lounge leading to the kitchen, which has been extended to allow for a separate dining area. The dining area looks out to a well-kept south-facing garden, with both turf and raised decking, allowing for seating areas outdoors. The family bathroom can also be found downstairs. There is ample on-street parking and rear access to the garden. This property is ideal for families or first-time buyers and we recommend an internal visit.



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GROUND FLOOR

Hallway

Entrance door to front, staircase to first floor.

Lounge

Double glazed window to front, radiator, feature fireplace, under stair storage cupboard, television point.

Kitchen

Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled splash back above, stainless steel sink and drainer unit, space for oven, fridge/freezer and tumble dryer, space and plumbing for washing machine and dishwasher, opening to:

Dining Room

Door to side, double glazed door to rear leading to rear garden, space for table and chairs.

Bathroom

Paneled bath unit with shower over, was hand basin, low level WC, radiator, double glazed frosted window to rear.

FIRST FLOOR

Landing

Loft hatch.

Bedroom One

Double glazed window to front, radiator, door leading to:

En Suite

Shower stall, wash hand basin, low level WC, double glazed frosted window to side.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.

OUTSIDE

Rear Garden

Mainly laid to lawn with raised decking area, garden shed, access to front via rear gate, fenced surround.

Front Garden

Pathway leading to front door, mature shrubs and flowers.

COUNCIL TAX BAND B

NB

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



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		80
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	