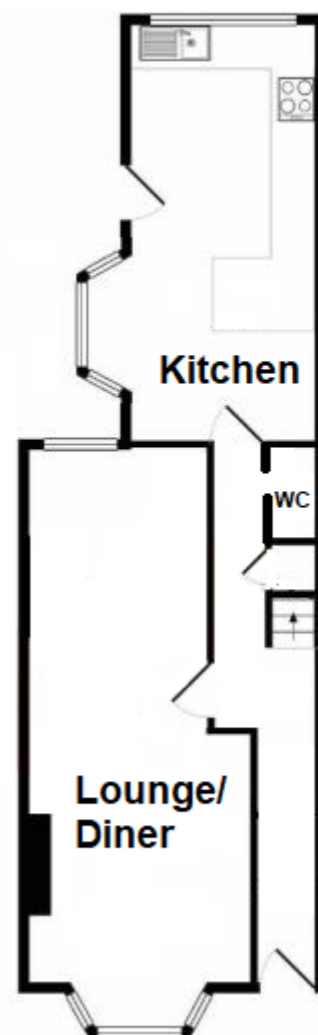


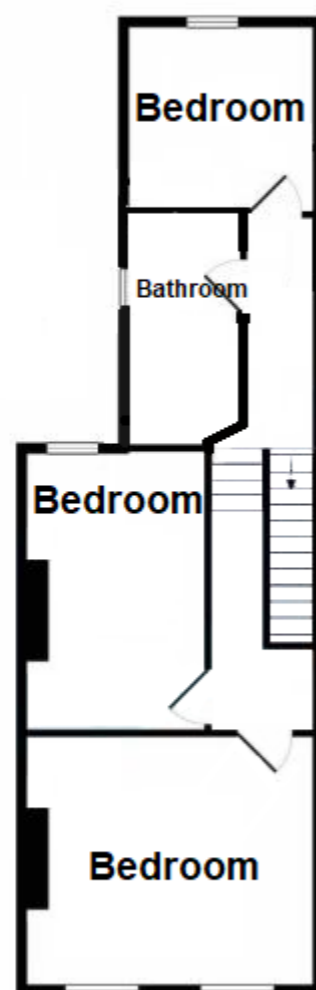


Kimber Estates

Ground Floor



First Floor



10 Gordon Road, Heme Bay, Kent, CT6 5QT

£325,000 Freehold

Herne Bay is the quintessential British seaside resort. It has everything from the shingle on the beach to the colourful beach huts all topped of with a selection of fish and chip shops. With a backdrop of grand Victorian architecture and a pier to boot this is the perfect place to prop up the deck chair and pop on your knotted hanker chief. This charming Victorian home has balanced modern conveniences with original features and offers nicely set out accommodation with a good size kitchen-diner, big bathroom with bath and shower plus three double bedrooms. The house is within strolling distance of the town centre with it's array of boutique restaurants and tea rooms and the railway station with High Speed train to London St Pancras. Being offered with NO CHAIN AHEAD, this house has had many works carried out by the existing owners and we would urge serious buyers to take the time and trouble to look.



Ground Floor

Entrance Hall

Front entrance door, staircase to first floor, solid oak flooring.

Lounge/Diner

A lovely bright, dual aspect room with separate dining space. Bay window to front with fitted shutter, working, open fireplace, radiator, window to rear, built in cupboard, two column style radiators.

Kitchen

Attractive fitted kitchen with matching wall and base units, breakfast bar divide, tiled splash backs, one and a half bowl ceramic sink and drainer unit. Inset four gas burner hob, electric oven, integral fridge freezer and integral dishwasher. wall mounted boiler, double glazed window to rear, double glazed bay window to side with fitted seating, column radiator, slate flooring, solid oak worktops, under-unit space with power for condenser tumble dryer, door to side leading to the garden.

Cloakroom

Mains connected low level WC, wash hand basin.

First Floor

Landing

Split level landing.

Bedroom One

Two windows to front with fitted shutters, two column radiators, built in wardrobe.

Bedroom Two

Window to rear, radiator, feature fireplace, built in wardrobe.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Double glazed frosted window to side, low level WC, panelled bath, wash hand basin set in vanity unit, walk in shower, partially tiled walls, heated towel rail.

Outside

Rear Garden

Enclosed rear garden, patio area, AstroTurf.

Front Garden

Area of enclosed frontage.

Council Tax Band C

WE ARE ADVISED BY OUR SELLERS THAT THE FOLLOWING WORKS HAVE BEEN UNDERTAKEN

Roof was replaced in the last five years

There is a damp proof course with guarantee

New Boiler installed in 2022

Electrical re-wire

Main loft is lined and boarded with hatch and ladder attached

Some re-plastering to internal walls

* planning permission for loft conversion with dormer. Plans held in Kimber Estates offices *

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		86
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	