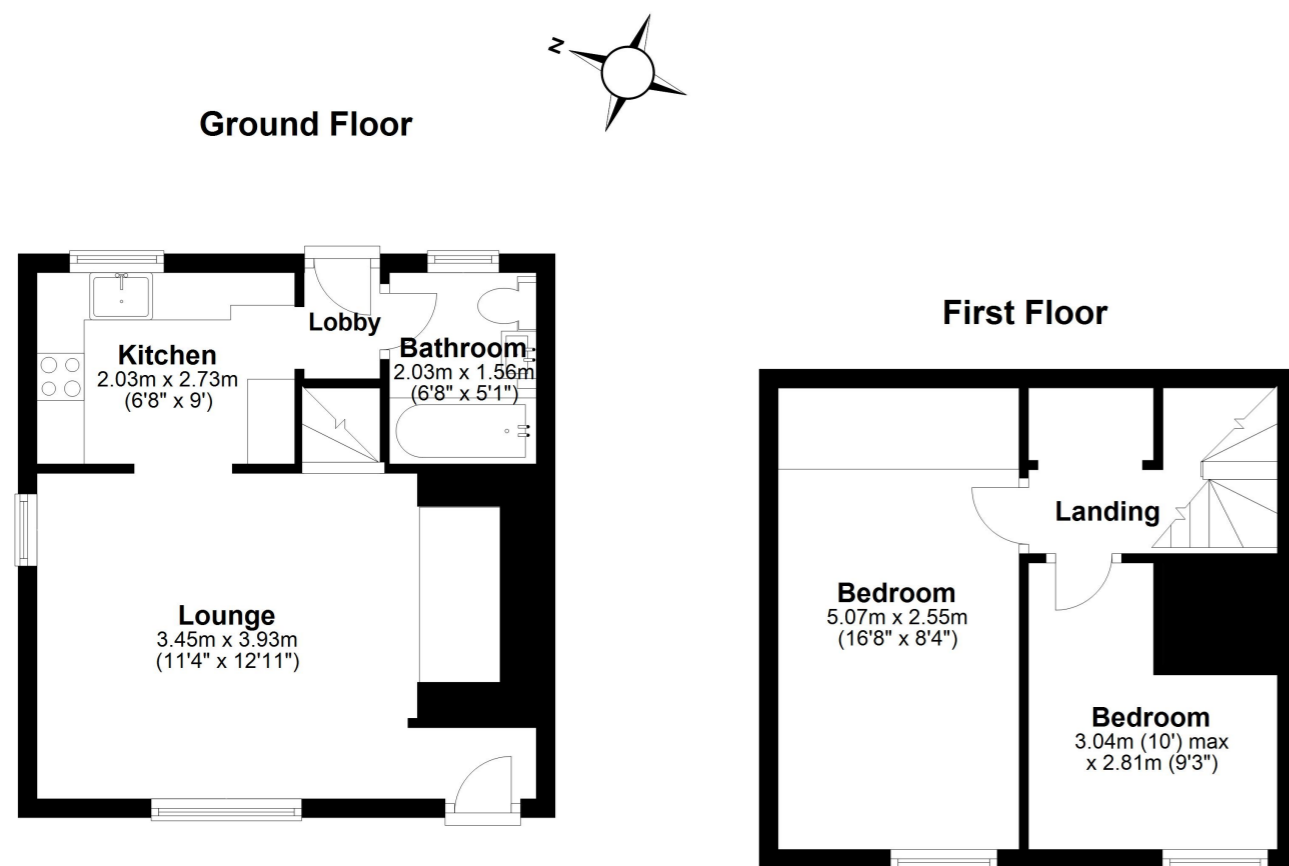




Kimber Estates



1 Smugglers Cottages, Herne Street, Herne Bay



1 Smugglers Cottages, 21 Herne Street, Herne Bay, Kent, CT6 7HJ

£210,000 Freehold

This charming residence dates back to the 16th Century and is located in the heart of Herne Village with its highly regarded school, beautiful church and micro pub. Combining modern conveniences with original features, Smugglers Cottages are steeped in history and offers endearing two bedroom accommodation with kitchen, sitting room and bathroom. There is a delightful courtyard, specifically for the use of the residents of Smugglers Cottages. There is an excellent bus service into nearby coastal Herne Bay town with it's lovely beaches and seafront promenade and the Cathedral City of Canterbury.

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Ground Floor

Lounge

11' 4" x 12' 11" (3.45m x 3.94m) Front entrance to lobby. The lounge has original wooden beams, windows to the front and side, a beautiful inglenook fireplace with bressumer beam, exposed brickwork and staircase to the first floor. Radiator, television point.

Kitchen

6' 8" x 9' 0" (2.03m x 2.74m) Tastefully re-fitted in attractive units that compliment the cottage but with all modern conveniences including fridge-freezer unit, inset ceramic hob, extractor fan and electric oven. Brick effect tiled splash blacks, sink unit, window to rear plus integral washing machine.

Rear Lobby

Rear Lobby with door to rear leading to the garden and door to bathroom

Bathroom

6' 8" x 5' 1" (2.03m x 1.55m) Newly fitted bathroom comprising panelled bath with mixer taps and shower attachment, wash hand basin set in vanity unit plus low level WC. Tiled walls and tiled floors plus window to rear. Heated towel rail.

First Floor

Bedroom One

16' 8" x 8' 4" (5.08m x 2.54m) Window to front, Eaves access, radiator, television point.

Bedroom Two

10' 0" x 9' 3" (3.05m x 2.82m) L shape room. Window to front, radiator.

Outside

Communal Rear Courtyard Gardens

To the rear of Smugglers Cottages is a communal courtyard which is enjoyed by all residents with each cottage having an allocated area.

Council Tax Band C

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		83
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	