



# Kimber Estates



9 Fleetwood Avenue, Heme Bay, Kent, CT6 8QN

£265,000 Freehold

This three bedroom semi detached property is located within strolling distance of pretty much everything you could need. Heme Bay is a compact and charming British seaside town with a classic tick list of attractions. There's a traditional pier complete with amusements for kids, a long row of colourful beach huts, an old bandstand previously used for military band concerts and tea dances, a pretty clock tower and a plethora of fish and chip shops and ice cream parlours. It's ideal for families looking for a safe place to relax on the beach, and it's within easy reach of London for anyone looking for a convenient escape from the city. It's also a creative town, with a passion for art, culture and music. This particular residence offers spacious living accommodation with a separate lounge and dining room with Kitchen and double glazed conservatory leading to the patioed rear garden, upstairs you have three bedrooms and bathroom. This vacant property is being offered with no onward chain.



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## GROUND FLOOR

### Entrance

Double glazed front door, porch, door to hallway, radiator.

### Lounge

10' 6" x 13' 6" (3.20m x 4.11m). Double glazed window to front, cupboard housing electric meter, radiator.

### Dining Room

11' 8" x 11' 8" (3.56m x 3.56m). Cupboard under stairs, radiator.

### Kitchen

Double glazed window to side, ceramic sink and drainer, space for range cooker, selection of matching cupboards and drawers, wall mounted boiler, space for washing machine.

### Conservatory

Double glazed doors to garden, radiator.

## FIRST FLOOR

### Landing

Loft hatch.

### Bedroom One

11' 5" x 14' 2" (3.48m x 4.32m). Double glazed window to front, radiator, fitted sliding wardrobes.

### Bedroom Two

11' 3" x 9' 5" (3.43m x 2.87m). Double glazed window to rear, ornate fireplace, radiator, cupboard housing water tank.

### Bedroom Three

8' 8" x 6' 4" (2.64m x 1.93m). Double glazed window to rear, radiator.

### Bathroom

Double glazed window to side, panelled bath with shower over, pedestal wash basin, low level WC, radiator.

## OUTSIDE

### Rear Garden

Patioed, side access, two sheds.

### 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+)	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			
		60	83

England, Scotland & Wales EU Directive 2002/91/EC