



62 Fernlea Avenue, Herne Bay, Kent, CT6 8UQ

£260,000 Freehold

Located in desirable area of Herne Bay, just a short stroll from Herne Bay train station, the beach and local shops, there are excellent links into The Cathedral City of Canterbury and Whitstable. This three bedroomed detached house offers plenty of potential. In need of modernization this property has nicely set out living space with a lounge, separate dining room, kitchen-diner whilst upstairs there are three bedrooms, a bathroom with a separate WC. Being offered with no onward chain this would make a great project for someone to put their own stamp on.

Located in desirable area of Herne Bay, just a short stroll from Herne Bay train station, the beach and local shops, there are excellent links into The Cathedral City of Canterbury and Whitstable. This three bedroomed detached house offers plenty of potential. In need of modernization this property has nicely set out living space with a lounge, separate dining room, kitchen-diner whilst upstairs there are three bedrooms, a bathroom with a separate WC. Being offered with no onward chain this would make a great project for someone to put their own stamp on.

Ground Floor

Entrance Hall

Lounge

12' 0" x 13' 6" (3.66m x 4.11m)

Dining Room

11' 5" x 13' 4" (3.48m x 4.06m)

Kitchen

6' 8" x 17' 1" (2.03m x 5.21m)

First Floor

First Floor Landing

Bedroom One

11' 3" x 13' 6" (3.43m x 4.11m)

Bedroom Two

10' 2" x 12' 6" (3.10m x 3.81m)

Bedroom Three

6' 7" x 8' 3" (2.01m x 2.51m)

Bathroom

Outside

Rear Garden

Front Garden

Council Tax Band D

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			
			75
		5	

England, Scotland & Wales