



38 Spenser Road, Herne Bay, Kent, CT6 5QN

£595,000 Freehold

This attractive residence is placed in a truly wonderful location convenient for all coastal Heme Bay town has to offer. Worthy of a mention is the mainline railway station with High Speed links into London St Pancras, a glorious promenade, pier and historic Bandstand with cafe and stage hosting regular entertainment at weekends. This particular property has to be viewed with an open mind by a potential buyer who has vision given the size of the plot and ability to create a superb first floor extension. Subject to the relevant consents, this house could end up being an incredible four or five bedrooms home with great ground floor living space, parking and still retaining the glorious garden. No amount of words can create marketing that suits this house as it may well be that the right man decides to love it, just as it is but we are keen to speak to buyers with imagination and flair as we are sure this place could be a magnificent one in the future. Kimber Estate hold keys for enthusiastic buyers to view as soon as they are able.

This attractive residence is placed in a truly wonderful location convenient for all coastal Herne Bay town has to offer. Worthy of a mention is the mainline railway station with High Speed links into London St Pancras, a glorious promenade, pier and historic Bandstand with cafe and stage hosting regular entertainment at weekends. This particular property has to be viewed with an open mind by a potential buyer who has vision given the size of the plot and ability to create a superb first floor extension. Subject to the relevant consents, this house could end up being an incredible four or five bedrooms home with great ground floor living space, parking and still retaining the glorious garden. No amount of words can create marketing that suits this house as it may well be that the right man decides to love it, just as it is but we are keen to speak to buyers with imagination and flair as we are sure this place could be a magnificent one in the future. Kimber Estate hold keys for enthusiastic buyers to view as soon as they are able.

## Ground Floor

### Reception Hall

Front entrance door, two stained glass windows to front, elegant staircase to first floor, radiator, under stairs storage.

### Lounge

12' 1" x 22' 0" (3.68m x 6.71m) Two windows to front, double glazed bay window to rear, double glazed sliding doors to rear leading to the garden, three radiators, feature fireplace.

### Dining Room

12' 1" x 15' 6" (3.68m x 4.72m) Bay window to front, double glazed window to front, radiator, storage cupboard, opening to:

### Kitchen

8' 0" x 18' 2" (2.44m x 5.54m) Matching wall and base units, tiled splash backs, electric hob, fitted oven, space for dishwasher, space for washing machine, integrated fridge freezer, one and a half bowl sink and drainer unit, radiator, two double glazed windows to rear, double glazed window to side, door to rear leading to the garden.

### Shower Room

Walk in shower, wash hand basin, low level WC, radiator, double glazed frosted window to side.

### Second Lounge

Double glazed window to rear and front, two double glazed windows to side, doors to side leading to the garden, two radiators.

## First Floor

### Landing

Double glazed window to rear.

### Bedroom

19' 9" x 9' 5" (6.02m x 2.87m) Originally Two Bedrooms, converted to one primary bedroom. Double glazed window to side, radiator.

### Bedroom

12' 6" x 10' 6" (3.81m x 3.20m) Double glazed window to front and rear, radiator, fitted wardrobes, cupboard housing hot water tank.

### Bathroom

6' 11" x 7' 0" (2.11m x 2.13m) Panelled bath, pedestal wash hand basin, low level WC, partially tiled walls, radiator, porthole window to front.

## Outside

### Summer House

Doors to side.

### Rear Garden

This property offers a glorious rear garden with a sunny aspect. There are several timber outbuildings that could be used as outside office space for those that work from home, 'man caves' (for those who dont!), summer houses, workshops and garden sheds. There is external power and running water, a door into the garage plus access to front.

### Front Garden

Enclosed frontage, mainly laid to lawn, driveway providing off road parking.

### Garage

Two double glazed windows to rear, door to front and rear.

### Council Tax Band E

### NB

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

### Rear Hallway

Double glazed door to side leading to the garden, double glazed window to side, two radiators.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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			
		43	75
England, Scotland & Wales		EU Directive 2002/91/EC	