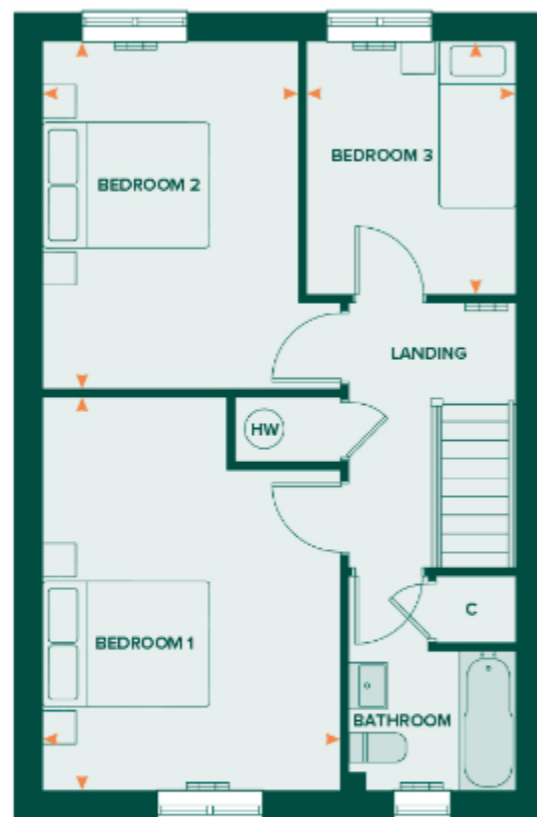


Ground Floor



First Floor



4 Heath Grove, Herne Bay, Kent, CT6 5FA

£167,500 Freehold

Nestled in a popular Redrow development this three bedroom semi detached family home offers modern luxury living. This spacious property offers the modern living, with its well-designed layout and convenient location, making it the perfect choice for a young family. As you enter the property you are greeted by a comfortable lounge, a kitchen diner offering contemporary and functional design, and downstairs cloakroom. Upstairs you will find three well-appointed bedrooms and bathrooms. The rear garden offers a private and enclosed space, perfect for entertaining and ample room for children to play and run around. Also the property features a driveway with space for two vehicles. Situated in a sought-after neighbourhood, known for its convenience and amenities, this house is surrounded by excellent schools, parks and the train station, making it an ideal location. Commuting is made easy with access to the A299 and nearby public transport links. Take advantage of the coastal beaches and the popular pier in Herne Bay, where you can enjoy the stunning views and indulge in the many restaurants and public houses.

Ground Floor

Entrance Hall

Double glazed front entrance door, stair case to first floor, storage cupboard.

Lounge

14' 3" x 11' 6" (4.34m x 3.51m) Double glazed window to front, radiator.

Cloakroom

Pedestal wash hand basin, low level WC, radiator.

Kitchen/Dining Room

14' 9" x 10' 9" (4.50m x 3.28m) Modern fitted kitchen comprising of a range of matching wall and base units, tiled splash backs, sink and drainer unit, four gas burner hob with extractor canopy over, electric oven, integral fridge freezer, integral dishwasher, integral washing machine, double glazed doors to rear leading to the garden.

First Floor

Landing

Loft access, radiator.

Bedroom One

14' 2" x 8' 2" (4.32m x 2.49m) Double glazed window to front, radiator.

Bedroom Two

7' 8" x 15' 3" (2.34m x 4.65m) Double glazed window to rear, radiator.

Bedroom Three

10' 8" x 6' 8" (3.25m x 2.03m) Double glazed window to rear, radiator.

Bathroom

Panelled bath with shower over, pedestal wash hand basin, low level WC, heated towel rail, partially tiled walls, double glazed frosted window to front.

Outside

Rear Garden

Enclosed rear garden, mainly laid to lawn, patio area, shed, side

Front Garden

Open plan frontage.

Off Road Parking for Two Cars

Council Tax Band D

Charges

We are advised by the seller that the property can be purchased with 50% shared ownership for £167,500. For this the rent charge will be £434.71 pcm.

We are advised by the seller that the charges for this property are:

Service charge - £56.61 pcm

Full market value is £335,000

NB

At the time of advertising, we are awaiting approval from our sellers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	