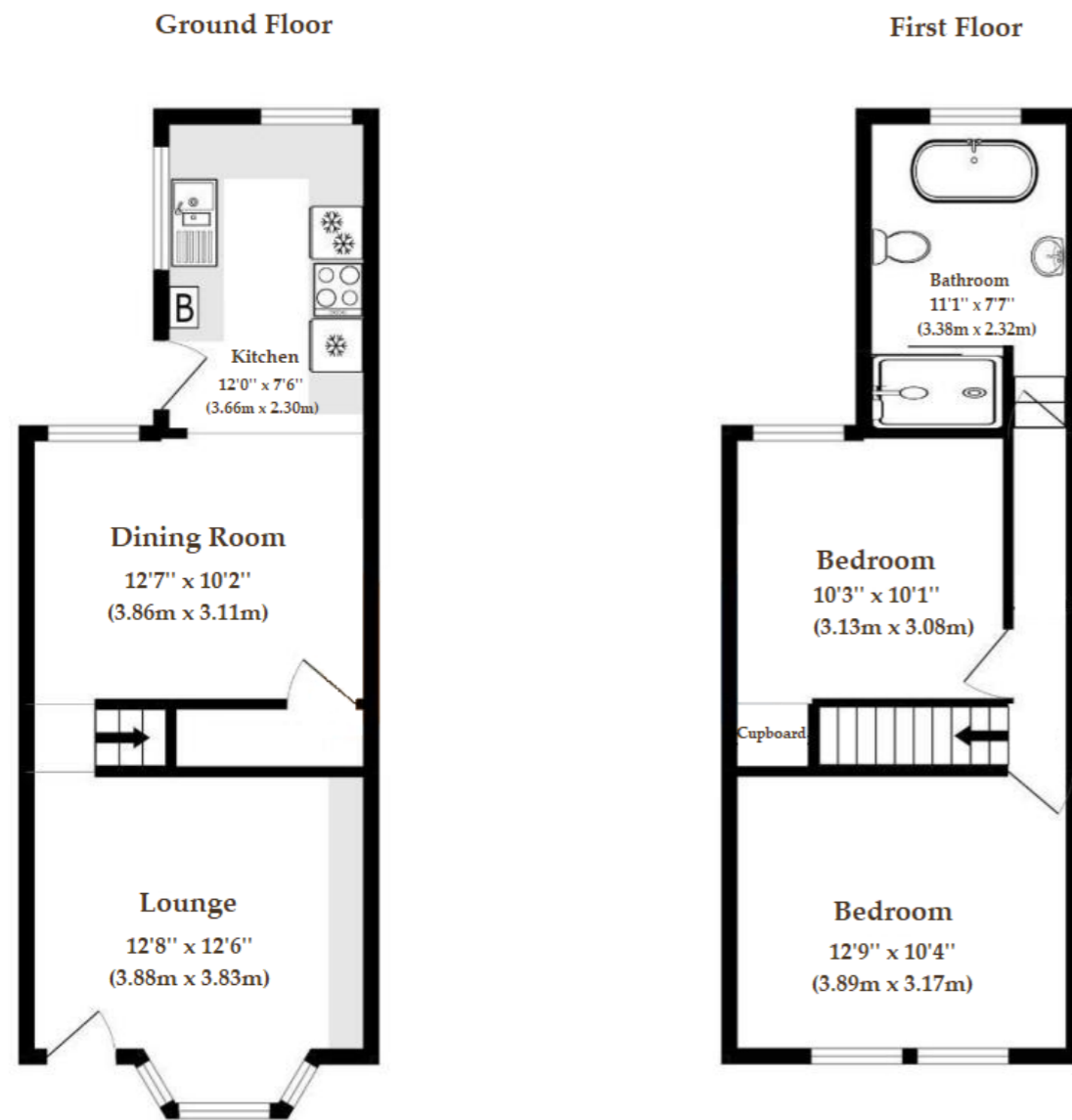




# Kimber Estates



7 Hanover Street, HERNE BAY, Kent, CT6 5RN

£300,000 Freehold

A great opportunity to purchase a two bedroom Victorian terraced house situated within the heart of Heme Bay being within two minutes of the town centre, and just five minutes from the sea front with bracing walks and a good selection of shops and restaurants. Having recently undergone cosmetic updates throughout, this particular property offers modern living with no home improvements needed. The ground floor accommodation comprises a bay fronted lounge with an attractive storage unit, a sizable dining room offering plenty space for a large table and chairs plus a modern fitted kitchen. Upstairs offers two double bedrooms and a beautiful four-piece bathroom suite with large shower cubicle. Outside has a secluded, low maintenance rear garden with a pretty seating area to enjoy this south facing garden. With beautiful decor and spacious accommodation, this lovely home will make for an ideal first time purchase, investment or holiday home. Please call Kimber Estates for your internal viewing.



A great opportunity to purchase a two bedroom Victorian terraced house situated within the heart of Herne Bay being within two minutes of the town centre, and just five minutes from the sea front with bracing walks and a good selection of shops and restaurants. Having recently undergone cosmetic updates throughout, this particular property offers modern living with no home improvements needed. The ground floor accommodation comprises a bay fronted lounge with an attractive storage unit, a sizable dining room offering plenty space for a large table and chairs plus a modern fitted kitchen. Upstairs offers two double bedrooms and a beautiful four-piece bathroom suite with large shower cubicle. Outside has a secluded, low maintenance rear garden with a pretty seating area to enjoy this south facing garden. With beautiful decor and spacious accommodation, this lovely home will make for an ideal first time purchase, investment or holiday home. Please call Kimber Estates for your internal viewing.

## Ground Floor

### Lounge

12' 8" x 12' 6" (3.86m x 3.81m) Double glazed front entrance door, double glazed window to front, bespoke modern units with display and storage cupboards with inset real flame effect fire, radiator and door to:

### Inner Lobby

Stair case to first floor.

### Dining Room

12' 7" x 10' 2" (3.84m x 3.10m) Double glazed window to rear, radiator, under stairs storage cupboard, open plan arrangement to:

### Kitchen

12' 0" x 7' 6" (3.66m x 2.29m) Range of matching wall and base units, tiled splash backs, sink and drainer unit with mixer tap, integral oven, electric hob with extractor fan over, space for washing machine, space of dishwasher, double glazed window to side and rear, double glazed door to side leading to rear garden.

## First Floor

### Bedroom One

12' 9" x 10' 4" (3.89m x 3.15m) Double glazed window to front, radiator.

### Bedroom Two

10' 3" x 10' 1" (3.12m x 3.07m) Double glazed window to rear, radiator, built in cupboard.

## Bathroom

11' 1" x 7' 7" (3.38m x 2.31m) Double glazed frosted window to rear, free standing bath, pedestal wash hand basin, low level WC and separate shower stall, fully tiled walls, heated towel rail, tiled flooring.

## Outside

### Rear Garden

Enclosed rear garden, AstroTurf, paved patio area, decking area.

### Front Garden

Area of enclosed frontage.

## Council Tax Band B

## 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		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		69	79
		EU Directive 2002/91/EC	