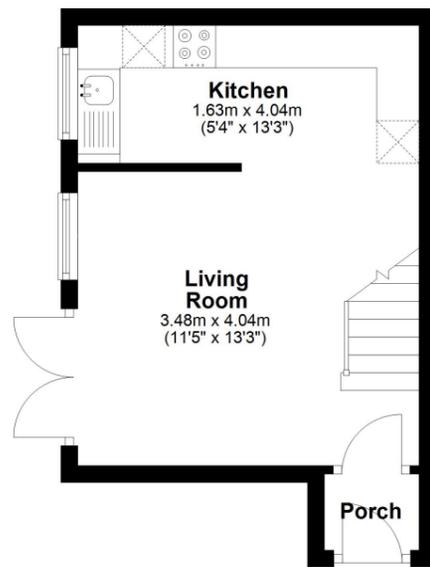
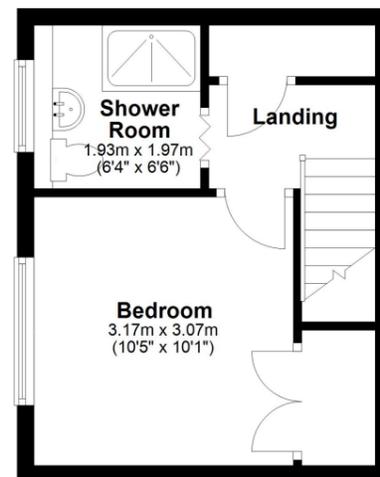




**Ground Floor**



**First Floor**



Total area: approx. 43.2 sq. metres (464.8 sq. feet)

**14 Plough Court, Herne Bay**



14 Plough Court, Herne Bay, Kent, CT6 7XA

£220,000 Freehold

Plough Court is a quiet cul-de-sac situated in the ever popular village of Broomfield with its local Post Office, duck pond and Public House which allows comfortable access to the Thanet Way as well as Herne Bay and Canterbury. This one bedroom Starter Home would make for an ideal purchase for any first time buyers or investor's as it comes with no onward chain. The accommodation offers one double bedroom, wet room, large lounge and fitted kitchen, as well as private sunny aspect garden and two allocated parking spaces. Please call Kimber Estates to book your internal visit today!



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**Outside**

**Rear Garden**

**Front Garden**

**NB**

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

**COUNCIL TAX BAND B**

**Ground Floor**

**Entrance Porch**

Double glazed front entrance door, further door to:

**Lounge**

Stair case to first floor, double glazed doors to side leading to garden, radiator, opening to:

**Kitchen**

Matching wall and base units, space for fridge freezer, cooker, stainless steel sink and drainer unit, double glazed window to rear.

**First Floor**

**Landing**

**Shower Room**

Wash hand basin, low level WC, shower.

**Bedroom**

Double glazed window to rear, radiator, built in wardrobe.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C		
(55-68)	D	70	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	