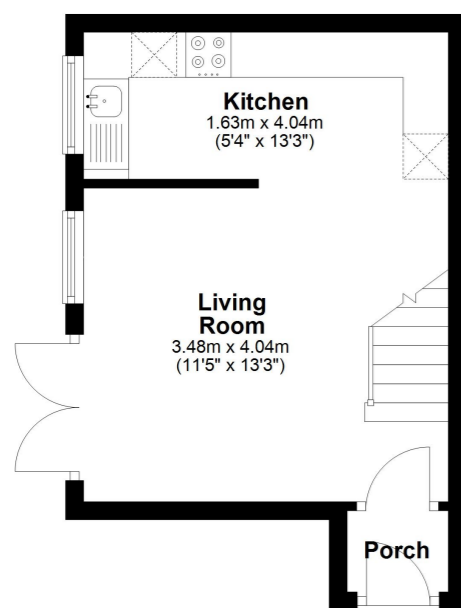
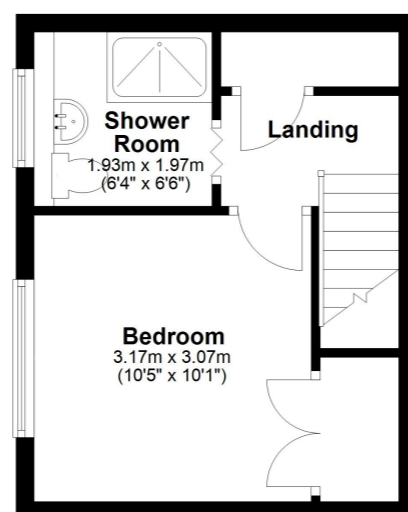




Ground Floor



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	