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1 RYE WALK, HERNE BAY, KENT. CT6 7XD

**Offers in Excess of  
£185,000  
Freehold**

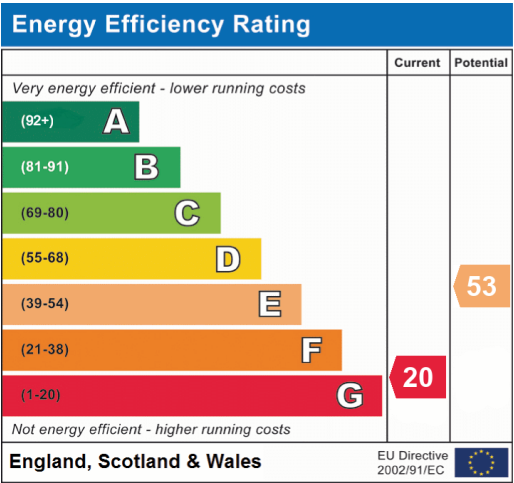


ABOUT THE PROPERTY

Rye Walk 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. The accommodation offers one double bedroom, bathroom with separate shower, large lounge and fitted kitchen, as well as private sunny aspect garden and one allocated parking space located to the rear of the property. Please call Kimber Estates to book your internal visit today!

FEATURES

- One Bedroom Freehold House
  - Refurbished with Modernised Kitchen and Bathroom
- Garden to Rear of Property
  - Allocated Parking Space



GROUND FLOOR

**Entrance Hall**  
Meter cupboard, small obscured window to front, vinyl laminate effect flooring stairs to first floor.

**Living Room**  
12' 1" x 12' 0" (3.68m x 3.66m) Understairs storage cupboard. Radiator, Double Glazed window to front.

**Kitchen**  
7' 1" x 5' 8" (2.16m x 1.73m) Fitted kitchen comprising of matching wall and base units, stainless steel sink, space for cooker with extractor fan above, space for fridge freezer, space and plumbing for washing machine. Double glazed window to front.

FIRST FLOOR

**Bathroom**  
Three piece bathroom suite comprising of low level WC, pedestal sink with mixer tap, panel bath, separate shower unit, radiator, vinyl flooring.

**Bedroom**  
13' " x 12' 1" Double Glazed window to front, radiator under window, cupboard housing water tank immersion

OUTSIDE

**Rear Garden**  
Accessed via front door. Mainly laid to lawn, rear gate leading to allocated parking space.

COUNCIL TAX BAND B

