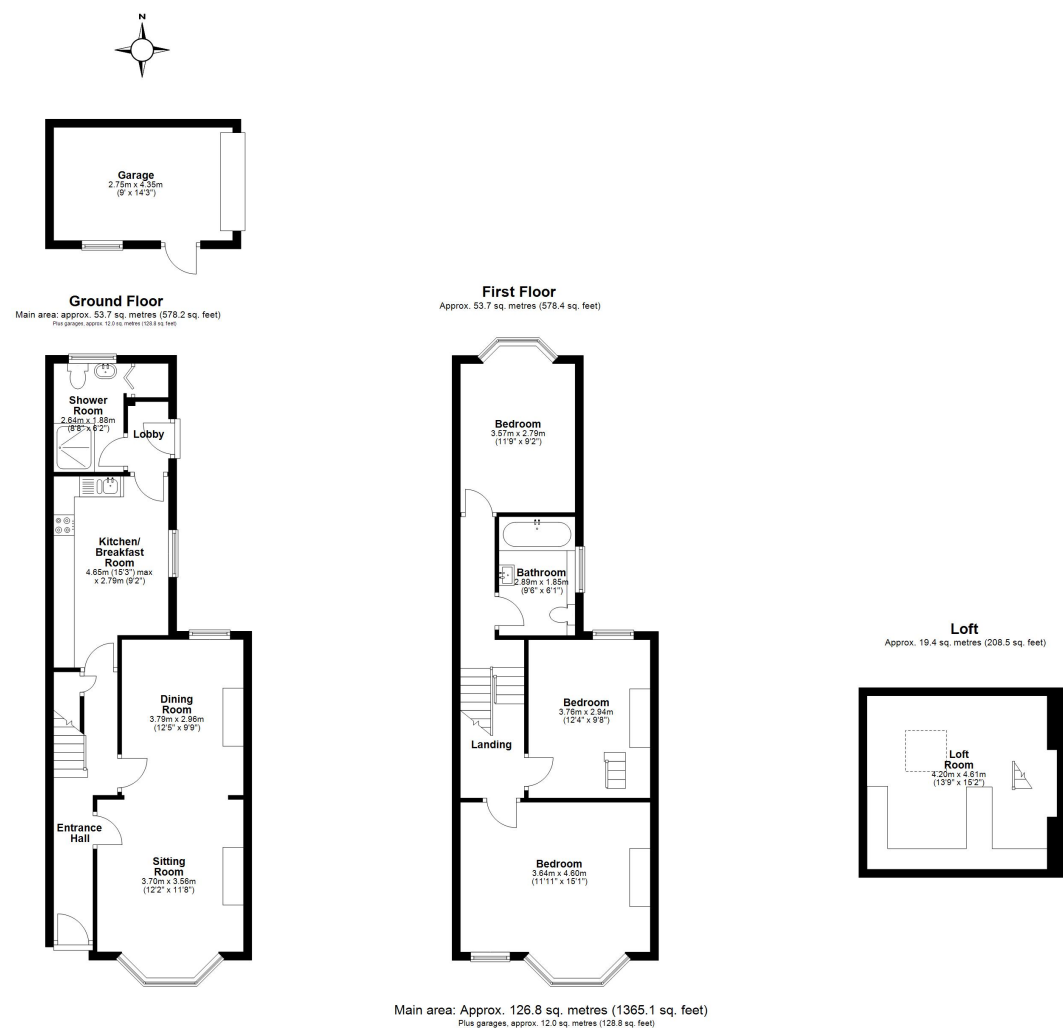




# Kimber Estates



24 Western Avenue, Herne Bay, Kent, CT6 8TU

£335,000 Freehold

Nestled in the heart of Herne Bay is this three bedroom terraced house with detached garage to the rear. This property offers a fantastic opportunity to create your dream home in prime central location, being offered with vacant possession and is just a stone's throw away from local amenities and the picturesque seafront. Upon entering the property, you'll find a lounge to the front plus a separate dining room offering an ideal space for hosting family gatherings. Towards the rear of the house is an open plan kitchen/diner leading to a downstairs shower room. Upstairs are three generously sized bedrooms, a family bathroom offering both convenience and functionality. Outside you have a low maintenance garden perfect for summer barbeques and a garage which you gain access from Pier Avenue. Its close proximity to the seafront allows for leisurely strolls along the beach, taking in the stunning views and ambiance. Herne Bay town also offers a variety of shops and array of boutique restaurants. The railway station with high speed links to London is within half a mile and there is a nearby regular bus service into The Cathedral City of Canterbury.





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GROUND FLOOR

Entrance Hallway

Double glazed entrance door, stairs leading to first floor, radiator, cupboard.

Lounge

Double glazed bay window to the front, radiator, television point, fireplace.

Dining Room

Double glazed window to the rear, radiator, feature fireplace.

Kitchen-Breakfast Room

Range of matching wall and base units with complementary work surfaces over and splash back tiles, inset sink and drainer unit with mixer taps and cupboards under, four burner gas hob with oven below and extractor fan over, heated towel rail, space for fridge/freezer, double glazed window to the side.

Shower Room

Double shower stall, wash hand basin, low level WC, double glazed frosted window to rear, utility cupboard with plumbing for washing machine and wall mounted boiler.

FIRST FLOOR

Landing

Split level.

Bedroom One

Double glazed bay window to the front, double glazed window to front, television point, radiator.

Bedroom Two

Double glazed window to the rear, radiator in decorative cover, alternating tread stairs to loft room.

Loft Room with double glazed Velux window and eaves storage.

Bedroom Three

Double glazed bay window to the rear, radiator in decorative cover.

Bathroom

Double glazed frosted window to side, low level WC, wash hand basin with cupboard below, sunken bath with step.

OUTSIDE

Rear Garden

Courtyard garden with gate giving access to side, access to garage, fenced surround.

COUNCIL TAX BAND C

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

