



Total area: approx. 66.3 sq. metres (713.3 sq. feet)
31 Ford Close, Heme Bay



31 Ford Close, Heme Bay, Kent, CT6 8AN

£250,000 Freehold

Public Notice - 31 Ford Close, Heme Bay. We are acting in the sale of the above property and have received an offer of £240,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC Rating - D.

Looking for a project to make your own, this two bedroom semi detached bungalow would be perfect for you. Being offered with vacant possession and no onward chain, the layout offers two bedrooms to the front, bathroom, lounge-diner and a kitchen leading out to the rear garden. The rear garden is a southerly aspect and offers far reaching countryside views. Needing refurbishment throughout this would make a great investment purchase especially as it is in a great location. Positioned in a quiet cul-de-sac just around the corner from Heme Bay's picturesque beach with the town and all it's amenities just a mile or so away. An internal viewing comes highly recommended.

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Ground Floor

Entrance Porch

Entrance door into hallway.

Hallway

Access to all rooms, loft hatch.

Bedroom One

11' 9" x 10' 7" (3.58m x 3.23m)
Double glazed window to front, radiator.

Bedroom Two

9' 5" x 9' 9" (2.87m x 2.97m)
Double glazed window to front, radiator.

Bathroom

Double glazed frosted window to side, paneled bath, wash hand basin, low level WC, radiator.

Lounge-Diner

11' 1" x 13' 9" (3.38m x 4.19m)
Double glazed window to rear, fireplace, radiator.

Kitchen-Diner

9' 2" x 11' 7" (2.79m x 3.53m)
Fitted kitchen with matching wall and base units, radiator, stainless sink and drainer unit, double glazed window to rear, door to side leading to the garden.

Outside

Rear Garden

Enclosed rear garden, mainly laid to lawn with far reaching country views, greenhouse.

Front Garden and Driveway

Enclosed frontage, mainly laid to lawn with driveway for a couple of vehicles.

COUNCIL TAX BAND C

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+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		61
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	