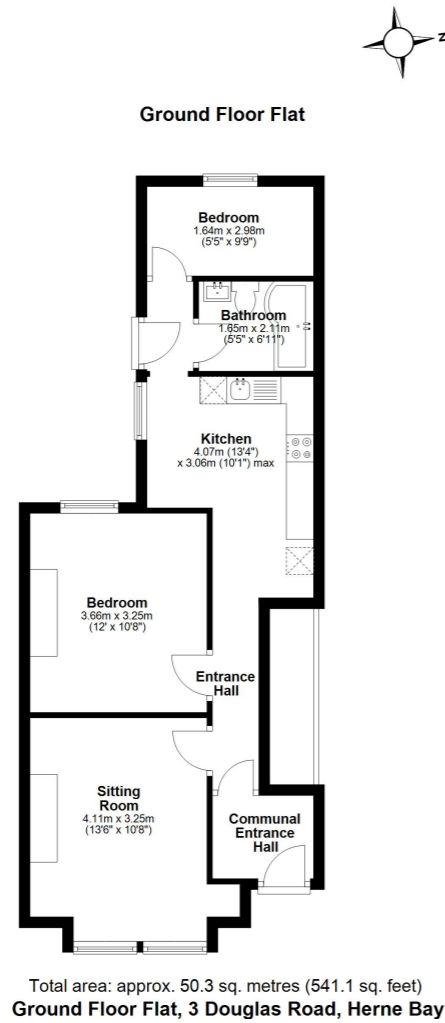




Kimber Estates



GFF 3 Douglas Road, Herne Bay, Kent, CT6 6AE

£199,995 Share of Freehold

A Victorian terrace property that has been converted to create a ground floor apartment and first floor apartment. Both properties are being presented to the market on a chain free basis as they have been let for many years and are now being sold with vacant possession. There will be a share of the freehold with each property with brand new leases being prepared ready for completion. The ground floor flat comes with the benefit of the rear garden whilst the first floor has a lovely balcony leading from the kitchen. Whilst the properties are being marketed as two bedrooms, for the purposes of transparency, the second bedrooms in both flats are small singles and are big enough for singles beds. Herne Bay Town Centre and the lovely sea front is just a short stroll away with a great bus service into neighboring Whitstable town and The Cathedral City of Canterbury.



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GROUND FLOOR

Communal Entrance

Main entrance door with further door leading to entrance.

Entrance Hallway

Access to rooms, radiator, floorboards.

Lounge

Sash windows to front, radiator, television point.

Bedroom One

Sash window to rear, radiator.

Kitchen-Diner

Fitted kitchen comprising range of matching wall and base units with complementary work surfaces over and tiled back above, stainless steel sink and drainer unit, integrated oven with four burner gas hob above with extractor fan over, space and plumbing for washing machine and fridge/freezer, radiator, double glazed window door to side, double glazed door to side.

Bathroom

Paneled bath unit, low level WC, wash hand basin, tiled walls, double glazed frosted window to side.

Bedroom Two

Double glazed window to rear, radiator.

OUTSIDE

Rear Garden

Mainly laid to lawn with paved patio area, fenced surround.

NB

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

COUNCIL TX BAND A



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	68	75
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	