



3 Plough Court, Herne Bay, Kent, CT6 7XA

Offers in Excess of £300,000 Freehold

Kimber Estates are delighted to offer this three bedroom semi-detached home to the market. 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. The accommodation comprises an entrance porch, downstairs cloakroom, living room through to a large kitchen-diner plus a conservatory on the ground floor. On the first floor are three bedrooms and family bathroom. The property sits in the corner of a quiet cul-de-sac with the option of parking in front of the house or the garage. With some cosmetic updating required there is potential to make this property your own and with NO CHAIN ahead, an early viewing is recommended.

Ground Floor

Entrance Porch

Front entrance door, further door to:

Entrance Hall

Stair case to first floor.

Cloakroom

Low level WC, pedestal wash hand basin.

Lounge

13' 7" x 15' 3" (4.14m x 4.65m) Double glazed window to front, radiator, opening to:

Kitchen/Diner

10' 10" x 18' 7" (3.30m x 5.66m) Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, electric hob, electric oven, washing machine, dishwasher, under unit fridge and freezer, storage cupboard, double glazed window to rear, double glazed door to side leading to the garden, radiator, doors to:

Conservatory

8' 0" x 10' 8" (2.44m x 3.25m) Double glazed surround, doors to rear leading to the garden.

First Floor

First Floor Landing

Double glazed frosted window to side.

Shower Room

6' 1" x 7' 3" (1.85m x 2.21m) Shower, low level WC, wash hand basin, radiator, tiled walls, double glazed frosted window to rear.

Bedroom One

13' 1" x 9' 4" (3.99m x 2.84m) Double glazed window to front, radiator, fitted wardrobes.

Bedroom Two

9' 5" x 12' 4" (2.87m x 3.76m) Double glazed window to rear, radiator.

Bedroom Three

9' 4" x 8' 10" (2.84m x 2.69m) Double glazed window to front, radiator.

Outside

Rear Garden

Enclosed rear garden, paved patio area, side access.

Front Garden

Open plan frontage, mainly laid to lawn, paved patio area, driveway providing off road parking.

Garage

Up and over door to front.

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		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	84
England, Scotland & Wales		EU Directive 2002/91/EC	