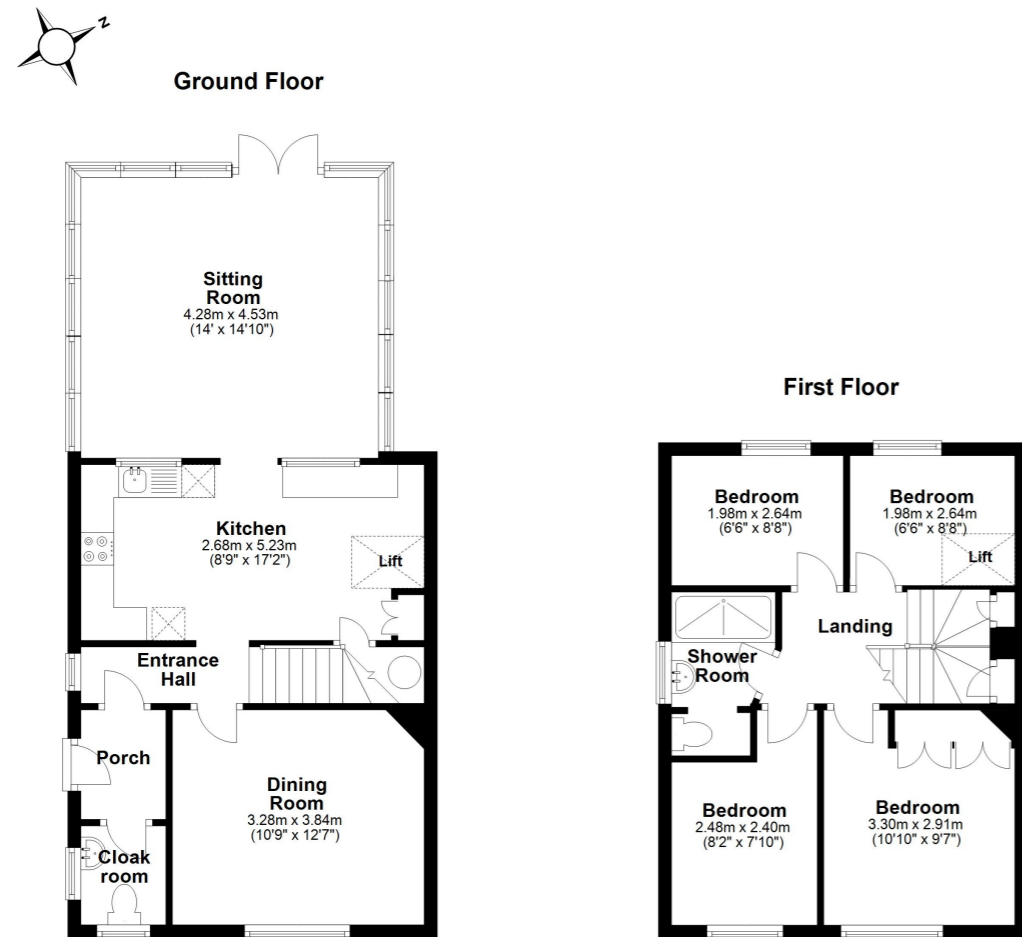




Kimber Estates



Total area: approx. 94.3 sq. metres (1015.0 sq. feet)
63 Gordon Road, Heme Bay



63 Gordon Road, Heme Bay, Kent, CT6 5QX

£260,000 Freehold

Rarely available in a central location, this four bedroom semi detached house is located very close to the town centre, seafront, schools and amenities. Within walking distance to both bus stops and train station making it a perfect family home. Offering gas central heating and double glazing, this property has been well looked after by the current owners. The ground floor accommodation offers cloakroom, lounge, kitchen and sun room. Upstairs are four bedrooms and a family bathroom. Externally, the rear garden is low maintenance with decking and summerhouse whilst to the front of the property is off road parking. The current owners have added a lift which you can access from the kitchen into the fourth bedroom, which can help anyone with difficulties with stairs. An internal viewing comes highly recommended.



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Ground Floor

Entrance Hall

Front entrance door to side, stair case to first floor, radiator.

Cloakroom

Double glazed frosted window to side and front, low level WC, wash hand basin set in vanity unit, radiator.

Lounge

Double glazed window to front, radiator.

Kitchen

Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, space for cooker, space for washing machine, space for fridge freezer, wall mounted boiler, lift, two double glazed windows to rear, double glazed door to rear leading to the conservatory.

Sun Room

Double glazed surround, double glazed doors to rear leading to the garden, radiator.

First Floor

First Floor Landing

Radiator, cupboards 10ft hatch

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window rear, radiator.

Bedroom Four

Double glazed window to rear, lift access, radiator.

Bathroom

Double glazed window to side, wash hand basin set in vanity unit, low level WC, walk in double shower, partially tiled walls, radiator.

Outside

Rear Garden

Enclosed rear garden, composite decking area, mature trees and shrubs, Summerhouse, side access.

Front Garden

Block paved driveway providing off road parking for several 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	65	76
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	