

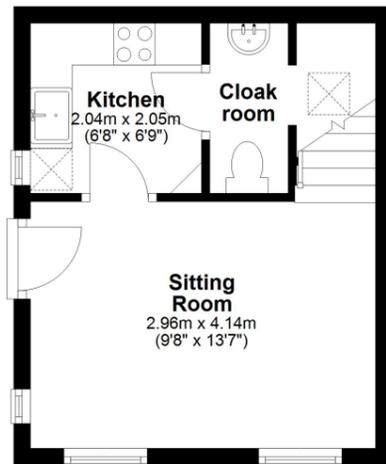


Kimber Estates



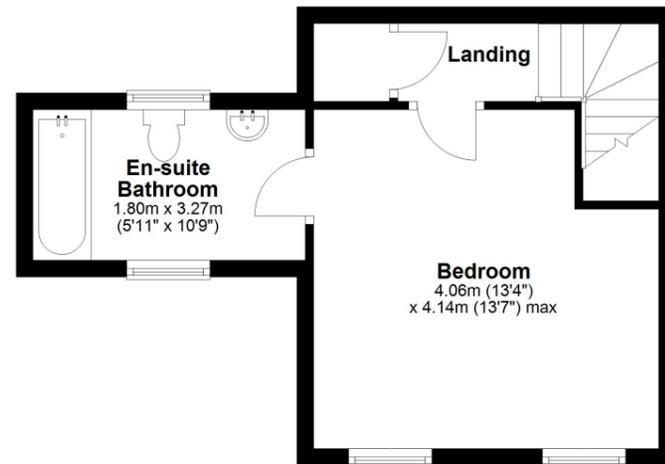
Ground Floor

Approx. 21.1 sq. metres (226.9 sq. feet)



First Floor

Approx. 27.2 sq. metres (292.3 sq. feet)



Total area: approx. 48.2 sq. metres (519.2 sq. feet)



3 Kathryns Court, Herne Bay, Kent, CT6 5SN

Offers in Excess of £220,000 Freehold

Kimber Estates are delighted to offer you a rare opportunity to acquire a one-bedroom terrace mews house, which is situated in a small and exclusive development close to Herne Bay Memorial Park. This lovely property boasts a warm, cottage-like feel throughout. The dual-aspect living room is bathed in natural light, creating a bright and airy space. Although the kitchen is compact, it provides ample room for the cooker, fridge/freezer, and additional work surface space. The cloakroom conveniently houses a washing machine. Upstairs, you'll find a spacious double bedroom with plenty of room for freestanding wardrobes and a desk, making it ideal for those working from home. The modern bathroom completes the upstairs living space. This mews house will attract an array of different purchasers, including first time buyers, people looking for a second home, owner-occupiers who are looking to downside or buy-to-let investors. There is another factor that adds to the appeal and that is the location. Park Road is favoured by many as it is in very close proximity to local amenities, shops, cafés, restaurants, transport links and the ever popular seafront.



Kimber Estates are delighted to offer you a rare opportunity to acquire a one-bedroom terrace mews house, which is situated in a small and exclusive development close to Heme Bay Memorial Park. This lovely property boasts a warm, cottage-like feel throughout. The dual-aspect living room is bathed in natural light, creating a bright and airy space. Although the kitchen is compact, it provides ample room for the cooker, fridge/freezer, and additional work surface space. The cloakroom conveniently houses a washing machine. Upstairs, you'll find a spacious double bedroom with plenty of room for freestanding wardrobes and a desk, making it ideal for those working from home. The modern bathroom completes the upstairs living space. This mews house will attract an array of different purchasers, including first time buyers, people looking for a second home, owner-occupiers who are looking to downside or buy-to-let investors. There is another factor that adds to the appeal and that is the location. Park Road is favoured by many as it is in very close proximity to local amenities, shops, cafés, restaurants, transport links and the ever popular seafront.

GROUND FLOOR

Sitting Room

Entrance door to side, three double glazed sash windows, radiator, staircase to first floor, television point.

Kitchen

Modern fitted kitchen comprising range of matching wall and base units and complementary work surfaces over, oven and extractor fan above, space for fridge/freezer, sink unit, double glazed sash window to side.

Cloakroom

Low level WC, wash hand basin set in vanity unit and mirrored cabinet above, anthracite towel radiator, understairs area with space and plumbing for washing machine.

FIRST FLOOR

Landing

Storage cupboard.

Bedroom One

Two double glazed sash windows to front, radiator, two steps into:

En Suite

Panelled bath unit with shower over, low level WC, wash hand basin set in vanity unit with mirrored cabinet above, two double glazed sash frosted windows to front and rear, tiled walls, tall cabinet and a towel radiator.

OUTSIDE

Courtyard

Small courtyard to front of property.

COUNCIL TAX BAND B



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		91
(81-91)	B		
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	