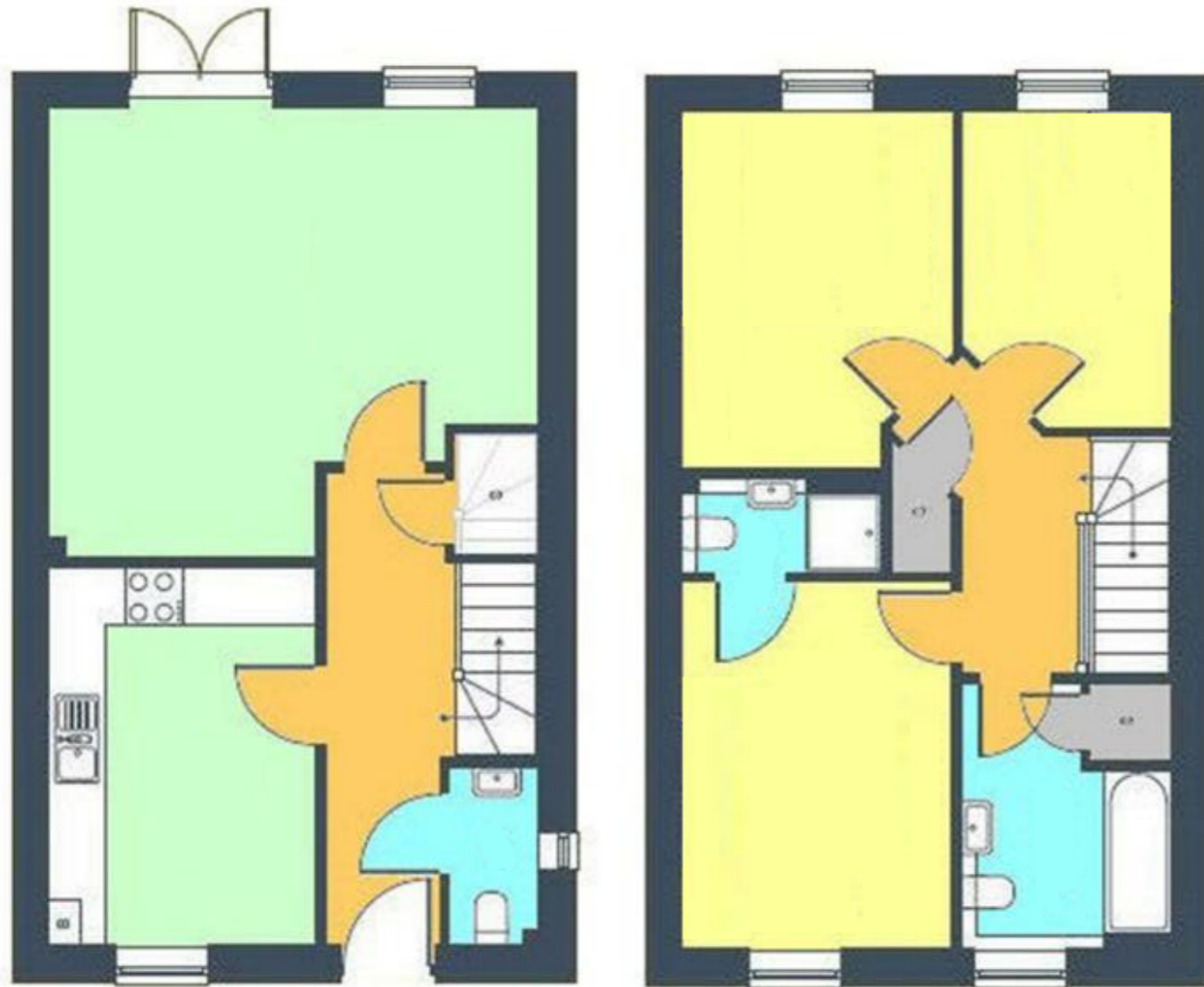




Kimber Estates



1a Clarence Road, Herne Bay, Kent, CT6 8TH

Offers in Excess of £380,000 Freehold

Situated in a convenient and sought after location of Heme Bay on 'Millers Rest' development is this Neo-Georgian three bedroom semi-detached home. With well proportioned rooms the accommodation comprises downstairs cloakroom, modern fitted kitchen/breakfast room, a light and airy living room with doors to the rear garden, upstairs there are three well sized bedrooms with main bedroom offering en-suite shower room, and a stylish family bathroom completes the internal accommodation. Millers Rest development offers sympathetically designed terrace of traditional workman style houses benefiting from south facing garden and private off-street parking. The location is ideal for ease of access to most of the amenities Heme Bay has to offer, with it finding itself within walking distance to the Seafront, mainline railway station providing a regular service to London and a plethora of highly regarded shops, bars, cafes, and restaurants. Offered as a vacant possession there is no onward chain. Please call Kimber Estates to book an internal visit.

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Ground Floor

Reception Hall

Front entrance door, stair case to first floor, radiator, under-stairs storage

Cloakroom

Low level WC, radiator, wash hand basin, double glazed window to front.

Kitchen-Diner

13' 4" x 9' 4" (4.06m x 2.84m) Fitted in a range of attractive, contemporary units with space for table and chairs. The kitchen has fitted appliances which include induction hob, oven and extractor fan, dishwasher, washing machine, microwave and fridge-freezer. Inset sink unit with mixer taps, double glazed window to front and radiator.

Lounge

5.21m x 4.68m (17' 1" x 15' 4") Light and airy room with double glazed French doors to the rear leading to the garden. Television point and radiator.

First Floor

Primary Bedroom

2.88m x 3.89m (9' 5" x 12' 9") Double glazed window to front, radiator, television point, door to:

En-Suite Shower Room

Fully tiled shower stall, wash hand basin, low level WC. Heated towel rail, double glazed window to front, tiled floor.

Bedroom Two

3.76m x 02.9m (12' 4" x 9' 6") Double glazed window to front, radiator.

Bedroom Three

3.22m x 2.11m (10' 7" x 6' 11") Range of fitted furniture, radiator, double glazed window to front.

Family Bathroom

Panelled bath with power shower and fitted screen, suspended wash hand basin, low level WC, double glazed window to front, heated towel rail.

Outside

Rear Garden

The garden has been thoughtfully landscaped and now offers low maintenance and a sunny aspect. There is attractive ornamental grasses, paved patio, water feature and garden shed. Access to the front of the property and exterior lighting.

Private Parking Space

COUNCIL TAX BAND D

NB

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

The seller advises that the maintenance charge for the development is approx. £40 per month.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		95
(81-91)	B	84	
(69-80)	C		
(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	