



# Kimber Estates



54 Pettman Close, Herne Bay, Kent, CT6 5TL

£325,000 Freehold

This semi-detached home is positioned in a cul-de-sac within a sought after location which has always been considered desirable given it's close proximity to the train station, town centre, seafront, links into London by road and rail and close to Herne Bay's popular secondary school. This family home is in need of some cosmetic work offering scope and potential for buyers looking to place their own stamp on a property. The downstairs accommodation comprises entrance hall, lounge/diner and a kitchen whilst upstairs the three bedrooms are all good sizes and two have built in wardrobes. The property comes with a nice size rear garden loads of parking via the front driveway with the advantage of a detached garage. This property is being offered with no onward purchase. Call Kimber Estates to arrange an internal viewing!





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## GROUND FLOOR

### Entrance Hallway

Double glazed front entrance door, staircase to first floor, under stairs cupboard, radiator.

### Lounge

Double glazed window to front, television point, radiator, fireplace.

### Dining Room

Double glazed window to rear, radiator.

### Kitchen

Range of fitted kitchen units with worktops and upturns, one and a half bowl sink and drainer unit, four gas burner hob with extractor fan over, electric oven, double glazed window to rear, tiled floor, double glazed door to side leading to garden, wall mounted gas boiler.

## FIRST FLOOR

### Landing

Double glazed window to side, loft hatch.

### Bedroom One

Double glazed window to front, radiator, television point, shelved cupboard/wardrobe.

### Bedroom Two

Double glazed window to rear, radiator, built in double wardrobe, television point.

### Bedroom Three

Double glazed window to side, radiator.

## Bathroom

Bathroom suite comprising of walk in shower with shower head, pedestal wash hand basin, low level WC, radiator, fully tiled walls, double glazed frosted window to rear.

## OUTSIDE

### Rear Garden

Mainly to lawn with paved patio area, timber garden shed, wood fence surround, outside tap, side access with gate to front.

### Garage

Up and over door to front, power and light, door to side.

### Front Garden

Open plan frontage, driveway with off-road parking.

## 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		85
(69-80)	C		
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	