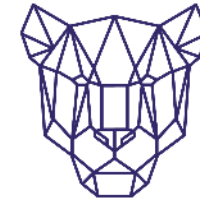


**83 Pier Avenue, Herne
Bay, Kent, CT6 8TT
Guide Price £280,000**



**PANTERA
PROPERTY**



83 Pier Avenue, Herne Bay, Kent, CT6 8TT

£280,000

- Three bedrooms
- Freehold
- Vacant Possession
- Two reception rooms
- Walking distance to town and seafront
- No Onward Chain

Contacts:

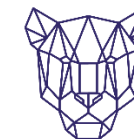
To enquire about this property or for further information, please get in touch with:

Amy White

0330 118 6610

amy@panteraproperty.com

Misrepresentation Act; 1. Pantera Property Limited on it's own behalf of the vendor/lessor of this property whose agent Pantera Property Limited is, gives notice that: (a) these particulars do not constitute in whole or in part an offer or contract for sale or lease; (b) none of statements contained in these particulars as to the property are to be relied on as statements or representations of fact; and (c) the vendor/lessor does not make or give I, and neither Pantera Property Limited nor any of its members or any person in its employment has any authority to make or give, any representation or warranty whatsoever in relation to the property. The only representations, warranties, undertakings and contractual obligations to be given or undertaken by the vendor/lessor are those contained and expressly referred to in the written contract for sale or agreement for lease between the vendor/lessor and a purchase or tenant. 2. Prospective purchasers or tenants are strongly advised to: (a) satisfy themselves as to the correctness of each statement contained in these particulars; (b) inspect the property and the neighbouring area; (c) ensure that any items expressed to be included are available and in working order; (d) arrange a full structural (and where appropriate environmental) survey of the property; and (e) carry out all necessary searches and enquiries. Pantera Property is the trading name of Pantera Property Limited, October 2022.



PANTERA
PROPERTY

DESCRIPTION

Pantera Property offer to the market a Victorian three-bedroom terraced house, providing a rear courtyard garden. The property benefits from gas central heating and double-glazed windows.

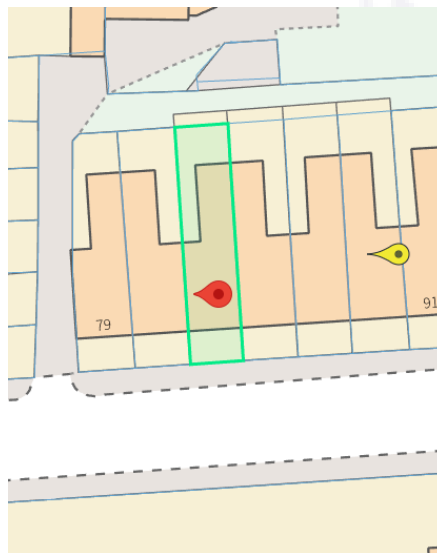
The property is perfect for a first-time family home.

LOCATION

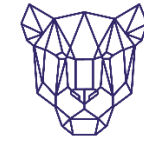
The property is situated in a predominately residential area with local amenities within walking distance to include restaurants, cafes and schools such as Herne Bay High School. Herne Bay Railway station is approximately half a mile (a 7-minute walk) from the property.

VIEWINGS

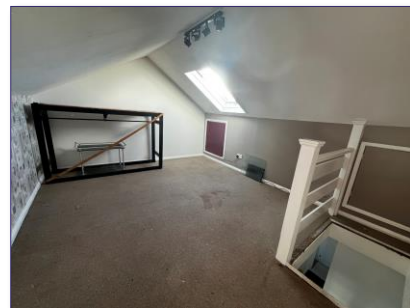
Please call Amy at Pantera Property for viewing arrangements.

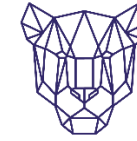


Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

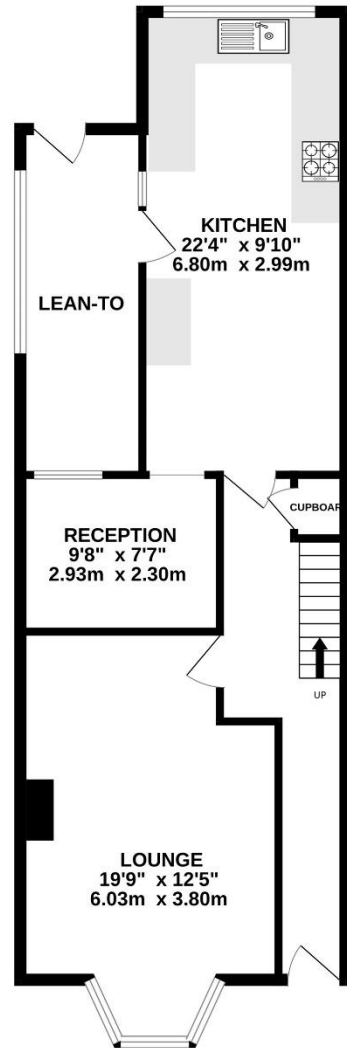


PANTERA
PROPERTY





GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



1ST FLOOR
575 sq.ft. (53.4 sq.m.) approx.



TOTAL FLOOR AREA: 1284 sq.ft. (119.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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