



1a Kings Road, Herne Bay, Kent, CT6 5DB



NEW TO THE MARKET , VACANT END OF TERRACE FREEHOLD 2 STOREY RESIDENCE LOCATED IN A CONVENIENT CENTRAL POSITION WITH LOCAL SHOPS AT HAND ,BUS ROUTE AND SCHOOLS JUST YARDS AWAY . ONLY A FEW MINUTES WALK INTO THE TOWN CENTRE , PRECINCT AND SEA FRONT. CURRENTLY USED AS A BUSY AIR B&B , IDEAL INVESTMENT OPPORTUNITY FOR A RENTAL PORTFOLIO /BUY TO LET/HOLIDAY HOME . COMPACT ACCOMMODATION ,EASY TO MANAGE ,LOW UTILITY BILLS .GAS CENTRAL HEATING ...PLEASE NOTE THAT THERE IS NO OFF ROAD PARKING OR GARDEN WITH THIS PROPERTYVIEWING BY APPOINTMENT ONLY WITH PRIOR NOTICE PLEASE .

£159,995 Freehold



Front Door from the street into the property

Entrance Lobby

Consumer Unit

Lounge

16'8" max x 13'5" wide (5.09m max x 4.1m wide)

includes the staircase to the first floor , power points, radiator, door to

Kitchen/Diner

16'4" max depth x 9'10" wide (5m max depth x 3m wide)

Range of base units and wall cupboards, stainless steel sink unit, one and a half bowl sink unit with mixer tap, recess for washing machine, recess for fridge /freezer , gas hob and electric oven stainless steel extractor hood , radiator, Worcester boiler for central heating and hot water , power points .stairs to landing.

Landing

power point

Bedroom (front)

13'1" x 13'5" max depth (4m x 4.1m max depth)

power points, radiator .

Back Bedroom (irregular shape)

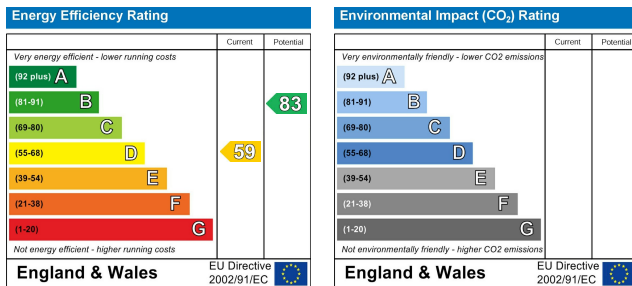
16'4" max depth x 9'10" max (5m max depth x 3m max)

Please do not use the measurements for this room if buying carpet and furniture .High ceiling ,power points , skylight .

Bathroom/wc

8'0" max depth x 5'2" max width (2.46m max depth x 1.58m max width)

Panelled bath, mixer taps ,low level wc suite , heated towel rail , pedestal washbasin , skylight .



Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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