



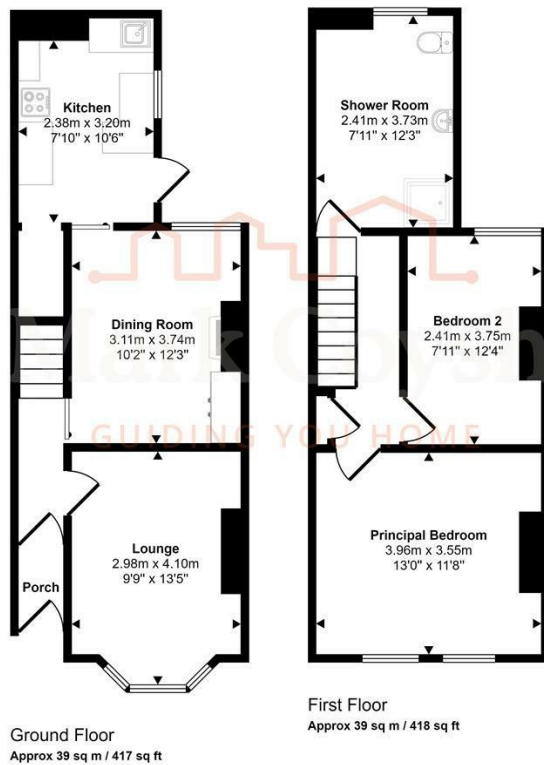
50 Minster Drive, Herne Bay, CT6 8UL

Guide price £185,000

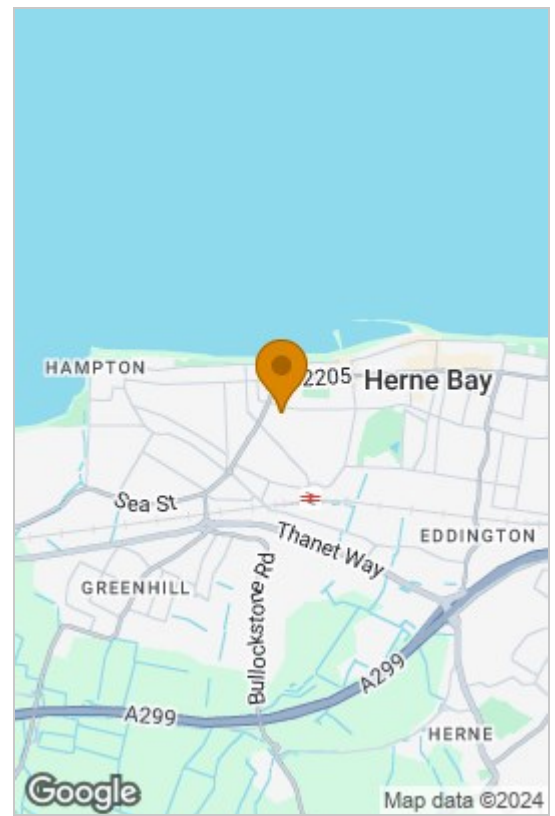
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Approx Gross Internal Area
78 sq m / 835 sq ft



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



- Requires Complete Modernisation Through Out
- Great Investment or Project
- No Onward Chain
- Upstairs Bathroom
- Garden To Rear
- Period Property
- Close to Sea Front
- Two Bedrooms
- Two Reception Rooms
- Amenities Near By

A period mid terrace property requiring full modernisation throughout, located on a quiet, residential road in Herne Bay.

The current layout consists of two good size bedrooms, an upstairs bathroom, front living room with bay window and fireplace, a well proportioned second reception room and a kitchen to the rear with side access to the garden.

Offered with no onward chain.

Herne Bay is a popular seaside resort town on the Kent coast, just east of Whitstable. It has been called Kent's Classic Seaside Town, with traditional resort attractions including an amusement pier, family amusements, and a long sandy beach. Herne Bay is off the A291 and A299 just east of Whitstable.

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
		73			14
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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