



## Spenser Road

Ref: 8877760

37 Spenser Road, Herne Bay, CT6 5QP

Freehold: £775,000

Detached 9 bed property c.3,045 sq ft

Adj. 2 bed detached bungalow c.1,238 sq ft

Situated on a corner plot of circa 0.29 acres

Half a mile N East of Herne Bay town centre

Suitable for a variety of uses, STPP

Energy Rating D



37 Spenser Road is converted and extended and presumably historically two chalet style bungalows that have been converted and interconnected. All nine bedrooms are on the ground floor and there are level gardens to the rear and off street parking to the front.

74 Gordon Road is a refurbished two bedroom bungalow with level gardens to the rear which back on to 37 Spenser Road.

Floor plans are available on request.

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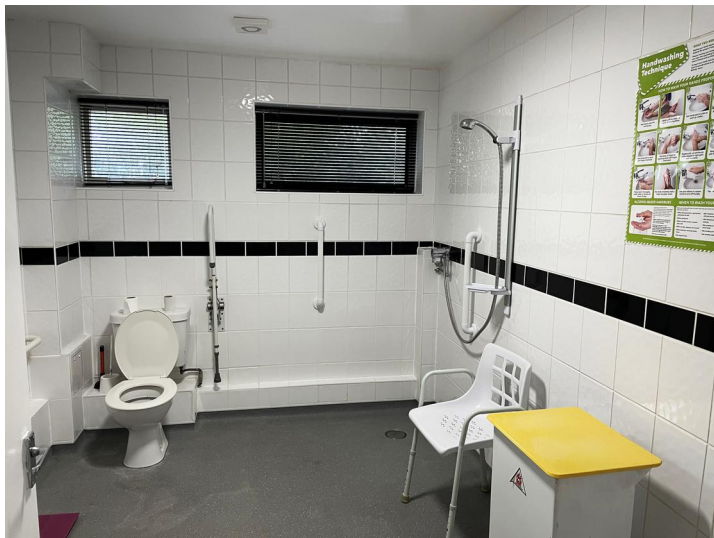
### Location

The properties are situated adjacent to each other on the corner of Spenser Road and Gordon Road, half a mile North East of Herne Bay town centre on the North Kent coast. The town is situated just over six miles North East of Canterbury city centre.

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### The Opportunity

This is an excellent opportunity to acquire two adjacent vacant former care properties which has all bedrooms on the ground floor, and is on a corner plot of circa 0.29 of an acre situated half a mile North East of Herne Bay town centre, which are are suitable for a variety of uses.



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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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