

## Property brochure



Gorse Lane  
Herne Bay  
Kent  
CT6 7BE

Price: £375,000

3 Bedrooms

2 Receptions

1 Bathroom

Off Street Parking

EPC E

Tenure FREEHOLD  
Council Tax C

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### The Property

Located in the very popular village of Herne is this extended 3 bedroom semi detached home. Although the property does require some TLC, this offers perfect accommodation if you are looking to move upmarket with your family as just around the corner are local schools. The property offers lounge, separate dining room, kitchen, utility room and downstairs bathroom all to the ground floor and upstairs are 3 bedrooms. Outside there is a workshop that was formerly a garage so it still has its garage front with a bit of storage and further workshop space behind. There is plenty of off road parking and a great size rear garden. Worth a view if you are looking to move to a popular village and like to put your own stamp on something.

### Location

Herne Bay is a seaside town in Kent, located 6 miles north of Canterbury with its stunning Cathedral and bustling High Street and its many shops, popular bars and restaurants. Just 4 miles to the east is the town of Whitstable which has a wealth of lovely shops and popular seafood restaurants which the town is renowned for. Herne Bay itself neighbours the ancient villages of Herne and Reculver and is part of the City of Canterbury local government district.

### Accommodation

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#### Entrance Hall

Lounge 22'08" (6.91m) x 10'02" (3.10m)

Kitchen 8'03" (2.51m) x 6'09" (2.06m)

Utility Room 7'05" (2.26m) x 5'09" (1.75m)

Dining Room 10'08" (3.25m) 9'02" (2.79m)

Bathroom 6'03" (1.91m) x 5'05" (1.65m)

#### FIRST FLOOR

Bedroom 1 12'08" (3.86m) x 9'09" (2.97m)

Bedroom 2 12'02" (3.71m) x 7'09" (2.36m)

Bedroom 3 8'07" (2.62m) x 7'09" (2.36m)

#### OUTSIDE

Front and Rear Gardens

Workshop



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Ground Floor



First Floor



Total area: approx. 860.0 sq. feet

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### Key Features

- 3 bedroom extended home
- 2 reception rooms
- Nice size garden
- Requiring some TLC
- Very popular location

### Need a mortgage..?

For impartial advice, why not talk to one of our qualified mortgage advisors?

0800 035 0353



Agent's Note: None of the appliances or services have been tested and prospective purchasers should satisfy themselves as to their condition. BIR0019081/20210908/HMDR

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