



Shore Close | Herne Bay | CT6 8FH

Asking price £300,000



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Set within a quiet residential close just a short distance from Herne Bay's popular seafront, this spacious three-bedroom semi-detached home offers excellent potential for those seeking a family property they can truly make their own. Built in 1997 and offered chain free, this well-proportioned home benefits from gas central heating, driveway parking, and a garage currently adapted to include a useful home office or hobby space.

The accommodation begins with a welcoming entrance hall featuring a storage cupboard and ground-floor WC. A bright, open-plan lounge and dining area stretches across the rear of the home, with patio doors opening directly onto the garden, ideal for entertaining or relaxing with family. The fitted kitchen overlooks the front of the property and offers ample storage, worktop space, and room for appliances.

- Chain free
- Potential to refurbish
- Driveway
- Close to local amenities
- Viewings available now
- 3 Double bedrooms
- Gas Central Heating
- Short distance to Herne Bay's popular Sea Front
- Freehold, EPC C

## Lounge/Diner

18'3" x 12'5" (5.55m x 3.78m)

## Kitchen

11'10" x 7'2" (3.61m x 2.18m)

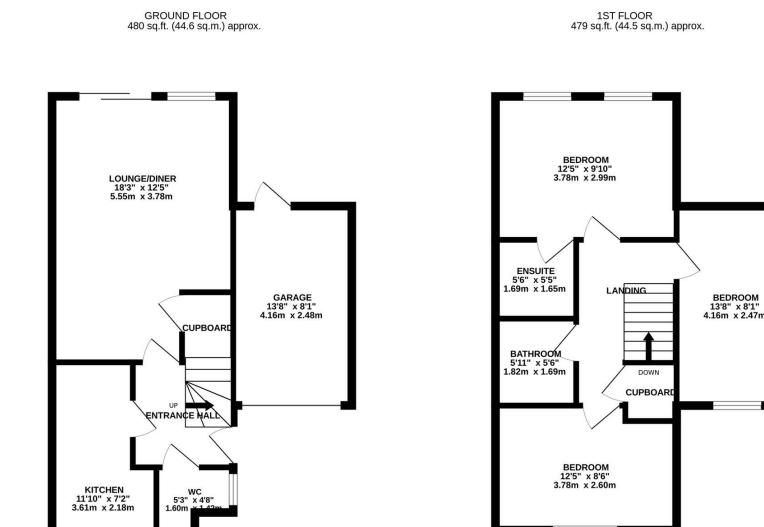
## Entrance Hall

## WC

5'3" x 4'8" (1.60m x 1.42m)

## Rear Garden

## Landing



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		85	72
EU Directive 2002/91/EC			

TOTAL FLOOR AREA: 969 sq ft (89.1 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 errors, omissions or inaccuracies. The floorplan is for illustrative purposes only and should not be used for legal purposes. The services, systems and appliances shown have not been tested and no guarantee as to their current condition can be given.  
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