KE







11 Ivanhoe Road, Herne Bay, CT6 6EG

£375,000

- OFFERS INVITED
- Vacant Possession/No Onward Chain
- Three Bedroom Home With Scope And Potential.
- Great Location Close to Town Centre and Amenities
- Spacious Plot with Detached Garage

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A Fantastic Opportunity to Create Your Dream Home By The Sea

Situated on Ivanhoe Road in Herne Bay, this three-bedroom detached house is bursting with potential and offers buyers the chance to modernise, personalise and create a home to their own taste.

The property features a spacious reception room, vacant possession and no onward chain. There is also potential to extend, subject to the necessary planning consents, offering exciting scope to add value and maximise the living space.

Conveniently located close to Herne Bay town centre and a range of local amenities, this property is ideal for first-time buyers, investors or anyone looking for their next project.

Offers are invited and will be considered. Don't miss this fantastic opportunity to unlock the potential of this promising property.

3 1 1 E

Council Tax Band: D





GROUND FLOOR

Hallway
Port hole window, boiler, cupboard under stairs

Kitchen
11'8' x 8'5'
Double glazed window to rear, sink and drainer, space for washing machine, gas hob, electric oven

Lounge Area
12' x 10'3'
Double glazed window to front

Dining Area
11'9' x 11'9'
Double glazed window to rear

Landing
Double glazed window to side, loft hatch

FIRST FLOOR

Bedroom One
12' x 12'11'
Double glazed window to rear

Bedroom Two
12'3' x 10'9'
Double glazed window to front, ornate fireplace, cupboard

Bedroom Three
8'6' x 6'5'
Double glazed window to rear

Separate WC
Doulbe glazed window, low flush wc,

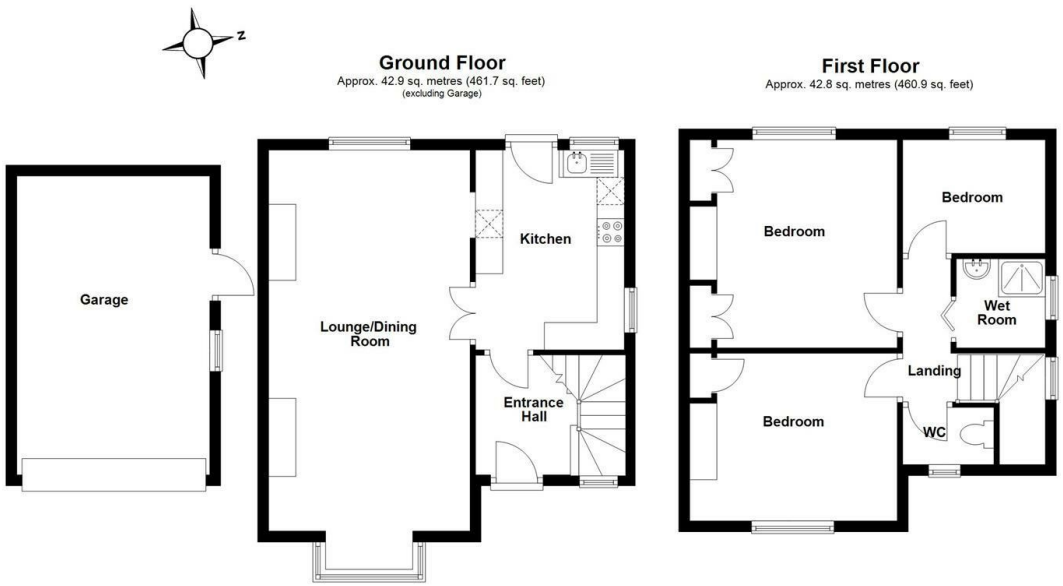
Wet Room
Double glazed window to side, Shower, wash hand basin,

OUTSIDE

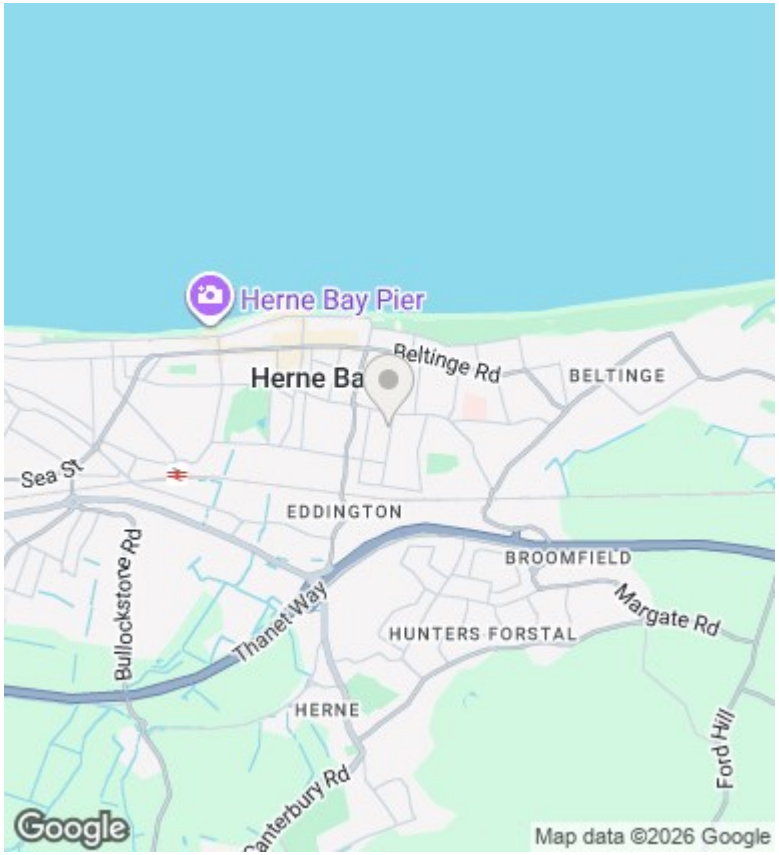
Detached Garage
Up and over door

Rear Garden
Side access either side, laid to lawn, shed

COUNCIL TAX BAND D



Total area: approx. 85.7 sq. metres (922.6 sq. feet)

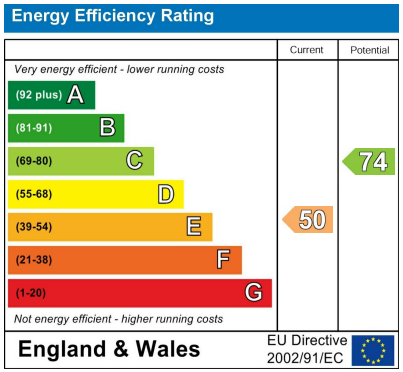


Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

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D



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