

# KE



12 The Downings, Herne Bay, CT6 7EJ

£375,000

- Chain Free Sale With Vacant Possession
- Great Size Living Space
- Prompt Sale Required
- In Need Of Modernisation But A Fabulous Opportunity
- Four Bedrooms

# 12 The Downings, Herne Bay CT6 7EJ

Located in a cul-de-sac called The Downings, in Herne Bay, this four-bedroom detached house presents a wonderful opportunity for those seeking a family home with great potential. Built in the 1970s and having been owned by a single owner, this property is now ready for a new chapter.

One of the standout features of this property is its proximity to the highly regarded Herne Infant and Primary School, making it an ideal choice for families with young children. The location also benefits from easy access to local amenities and the beautiful coastline of Herne Bay.

While the house does require some work, it offers a fantastic opportunity for buyers to put their own stamp on it and create a personalised living space. With plenty of scope for improvement, this property invites creativity and vision.

Additionally, the property comes with the advantage of parking, a valuable asset in this desirable area. The chain-free sale further simplifies the buying process, allowing for a smoother transition into your new home.



Council Tax Band: D



**Porch**

**Entrance Hall**

**Cloakroom**

**Kitchen**

8'10 x 12'2

**Lounge/Diner**

23'2 x 11'

**Bedroom 1**

12' x 11'

**Bedroom 2**

10'9 x 11'

**Bedroom 3**

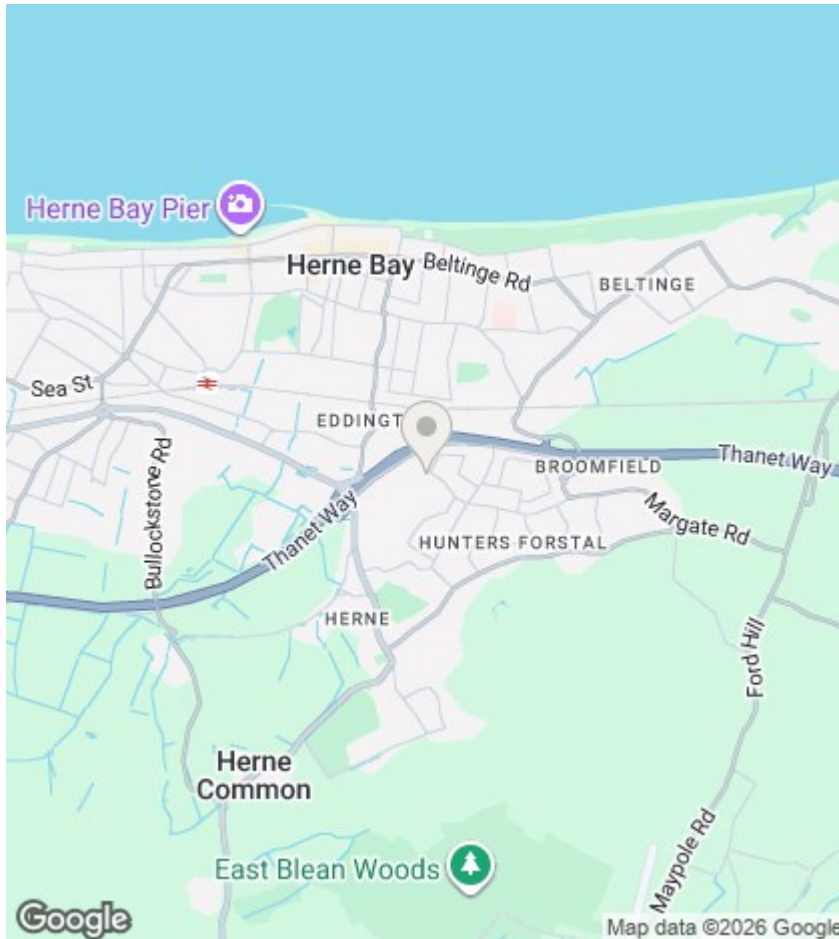
7' x 12'3

**Bedroom 4**

8'11 x 5'10

**Bathroom**

**COUNCIL TAX BAND D**



## Viewings

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

## EPC Rating:

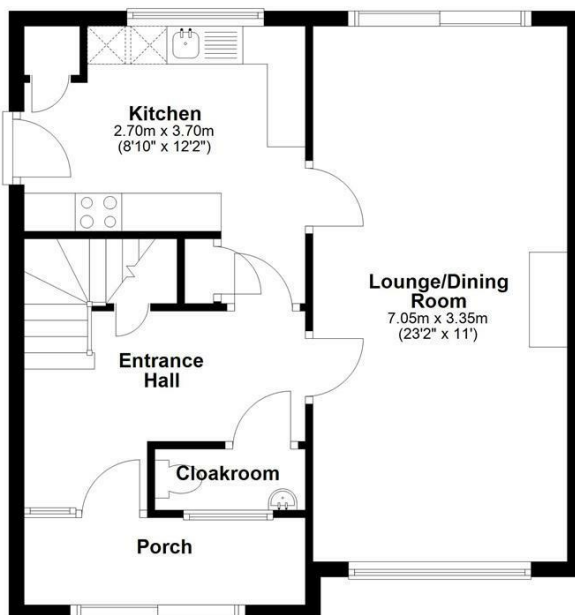
D

| Energy Efficiency Rating                    |         |                         |
|---------------------------------------------|---------|-------------------------|
|                                             | Current | Potential               |
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 56      | 71                      |
| England & Wales                             |         | EU Directive 2002/91/EC |



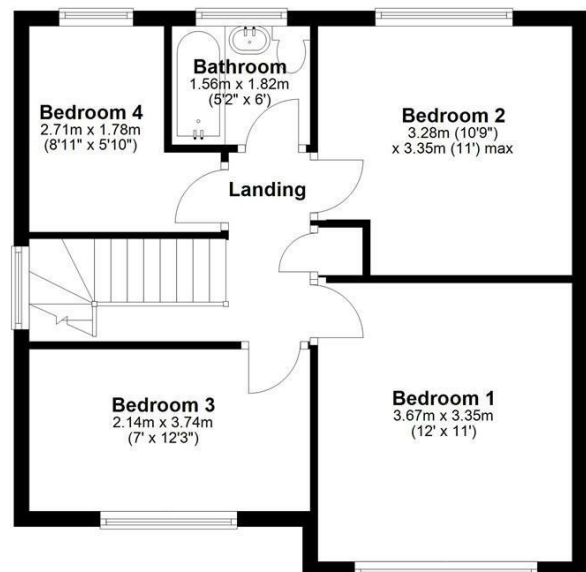
### Ground Floor

Approx. 52.5 sq. metres (565.2 sq. feet)



### First Floor

Approx. 48.0 sq. metres (516.9 sq. feet)



Total area: approx. 100.5 sq. metres (1082.1 sq. feet)