

KE



7 Latimer Close, Greenhill, Herne Bay, CT6 7UY

£225,000

- Vacant Possession So No Chain
- Garage-En-Bloc Included In Sale
- Floorplan to follow
- Modernisation Required Throughout
- Close To Schools And Near A Bus Route

7 Latimer Close, Herne Bay CT6 7UY

NO CHAIN – FANTASTIC PROJECT OPPORTUNITY!

This three-bedroom end-of-terrace home is offered with vacant possession and presents an exciting opportunity for buyers looking to put their own stamp on a property.

The accommodation comprises a generous lounge-diner and separate kitchen to the ground floor, with three bedrooms and a family bathroom upstairs.

Requiring modernisation throughout, this property is ideal for investors, developers, or buyers seeking a refurbishment project.

Further benefits include a garage en bloc and a convenient location close to local schools and excellent transport links, including bus routes into Herne Bay.

Early viewing is highly recommended to fully appreciate the potential on offer.



Council Tax Band:



GROUND FLOOR

Entrance Porch

Lounge- Diner

24'8 x 14'6 narrowing to 7'1

Kitchen

12'7 x 7'2

FIRST FLOOR

Bedroom One

12'9 into wardrobe x 8'5

Bedroom Two

11'10 x 8'5

Bedroom Three

9' x 5'10

Bathroom

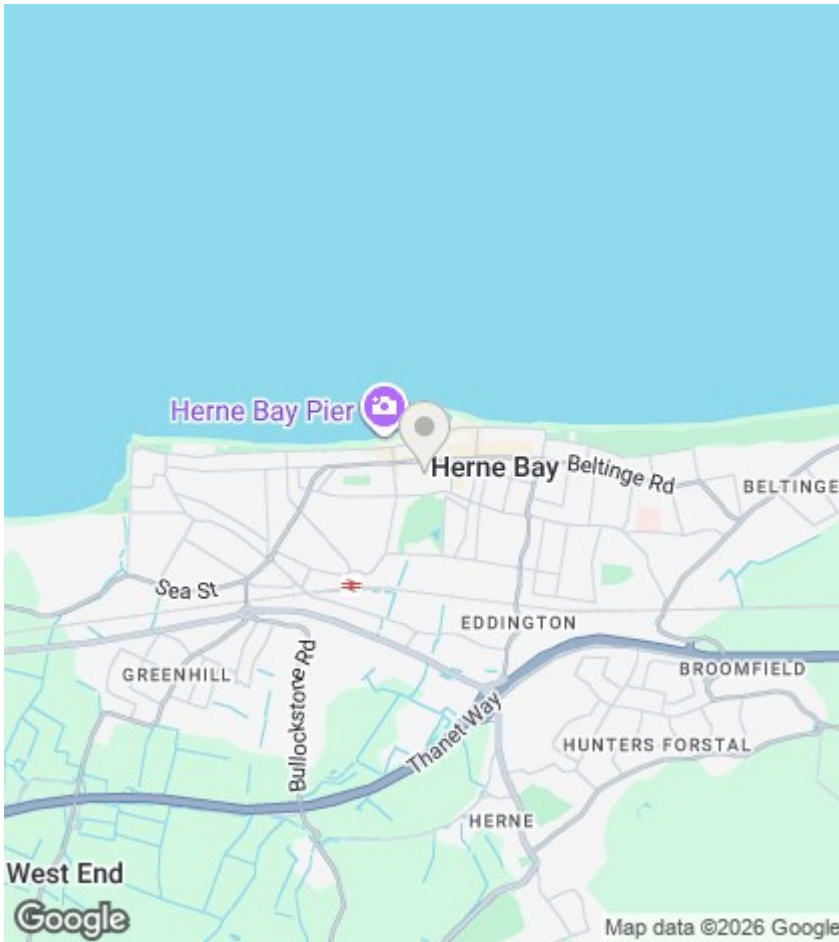
Open Plan Frontage

Garage-En-Bloc

Rear Garden

approx 27' average x approx 15' average

COUNCIL TAX BAND B



Viewings

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

EPC Rating:

C

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