6 Hilary Close, Herne Bay, CT6 6LH

Offers over £250,000

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Freshly redecorated throughout with brand-new carpets, this attractive three-bedroom terraced home with a garage is ready to move straight into and is offered to the market with no onward chain.

Situated in the highly sought-after residential area of Beltinge, the property offers bright, spacious and well-planned accommodation, making it an excellent choice for first-time buyers, families, downsizers or investors.

The ground floor opens into a welcoming entrance hallway leading through to a generous open-plan living and dining room. Double doors open directly onto the rear garden, providing plenty of natural light and creating an inviting space for everyday living and entertaining.

The fitted kitchen offers a good range of storage and worktop space together with an integrated hob and oven.

Upstairs are three well-proportioned bedrooms, all benefiting from the property's fresh redecoration and new carpeting, together with a modern family bathroom.

Externally, there are established gardens to both the front and rear, providing pleasant outside space with further potential for buyers to personalise and landscape to their own taste. The property also benefits from a

Description

Lounge
14'7 x 12'1

Dining Area
8'10 x 7'7

Kitchen
8'7 x 7'5

Bedroom
15'4 x 8'7

Bedroom
8'8 x 8'6

Bedroom
10'8 including cupboard x 6'4

Bathroom
6'4 x 5'7

Garage
Metal up and over door

EPC Rating: C

Council Tax: B

Agents notes
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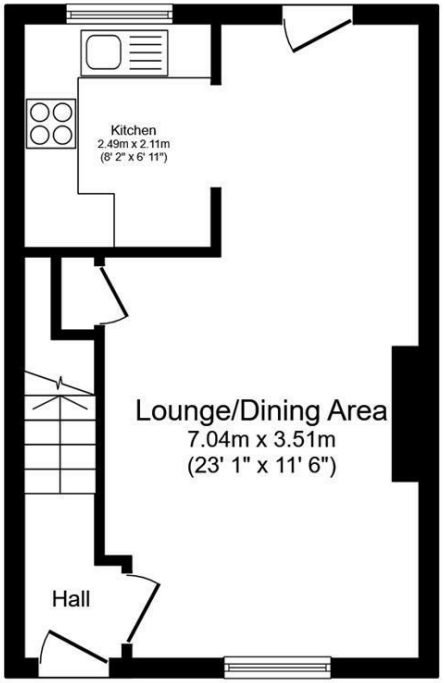
1. Money Laundering Regulations: Please note all sellers and intended purchasers will receive an 'On Boarding' link to verify their identity. This is a legal requirement prior to a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate and as such can not be relied upon and do not form part of any contracts.
3. Zest Homes have not tested any services, equipment, or appliances and it is, therefore, the responsibility of any buyer/tenant to do so. 4. Photographs and marketing material are produced as a guide only and legal advice should be sought to verify fixtures and fittings, planning, alterations, and lease details.

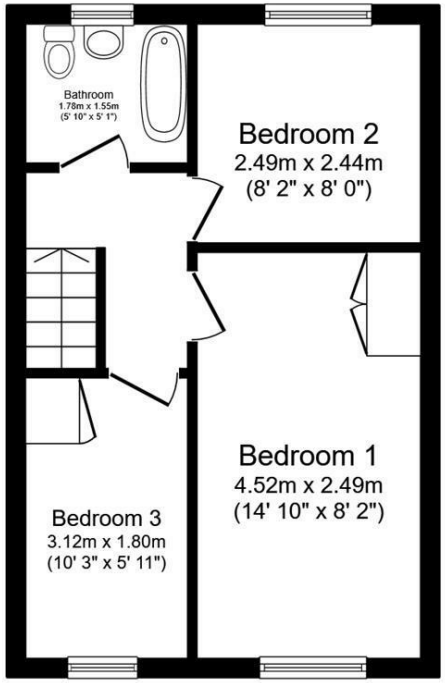
Floorplan Clause
Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to give a clearer representation of usable space.

Location
Herne Bay is a seaside town located in Kent, south-eastern England. The town is situated on the coast of the English Channel and is known for its safe bathing beaches, grand promenade, marina, pier, parks, and gardens. A number of popular attractions are located near the town, including Canterbury Cathedral, the White Cliff's of Dover, and the stunning Sissinghurst Castle. Herne Bay is a popular destination for both locals and tourists. The town has a wide range of restaurants, pubs, independent shops, and entertainment venues. The town is also known for activities such as sailing, windsurfing, kite surfing, and kayaking.



Ground Floor

Floor area 31.0 sq.m. (334 sq.ft.)

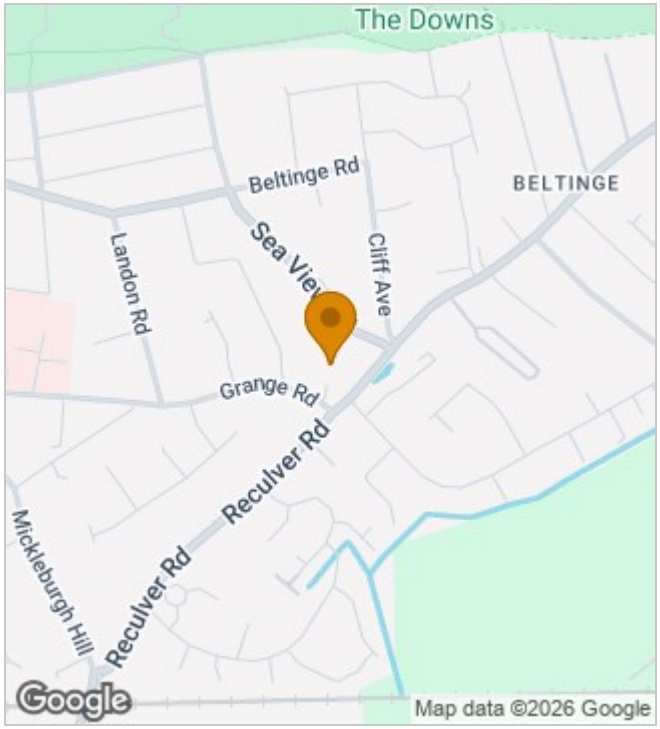


First Floor

Floor area 31.0 sq.m. (334 sq.ft.)

Total floor area: 62.0 sq.m. (668 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		91
(69-80) C	73	
(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

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