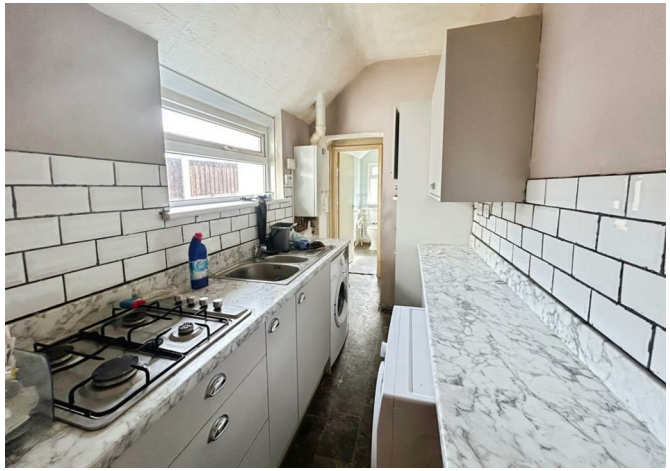


77 Lower Herne Road, Herne Bay, CT6 7ND

Asking price £185,000









77 Lower Herne Road, Herne Bay, CT6 7ND
Asking price £185,000

Offers in excess of £200,000
Two-Bedroom Semi-Detached House – Lower Herne Road, Herne

Nestled in the heart of the ever-popular village of Herne, this two-bedroom semi-detached home offers a wonderful opportunity for anyone seeking a property they can truly make their own.

Although in need of updating and modernising, the house has plenty of charm and character and is just waiting for someone to give it the TLC it deserves.

On the ground floor you'll find two reception rooms, providing flexible living and dining space, along with a galleried kitchen and a shower room. Upstairs there are two well-proportioned bedrooms, offering comfortable accommodation.

To the rear, the garden is a blank canvas, ready for someone with green fingers to bring it to life and create a peaceful outdoor retreat.

This property is being offered with no onward chain, making it an ideal choice for those looking to move quickly or take on a project.

If you're searching for a home with potential in a sought-after village location, this could be the perfect match.

Description

Living Room
11'2 x 11'0

Dining Room
11'2 x 8'3

Kitchen
9'9 x 5'3

Bathroom
7'7 x 5'2

Bedroom One
11'1 x 11'0

Bedroom Two
11'1 x 8'1

EPC Ordered

Tenure Freehold

Council Tax Band B

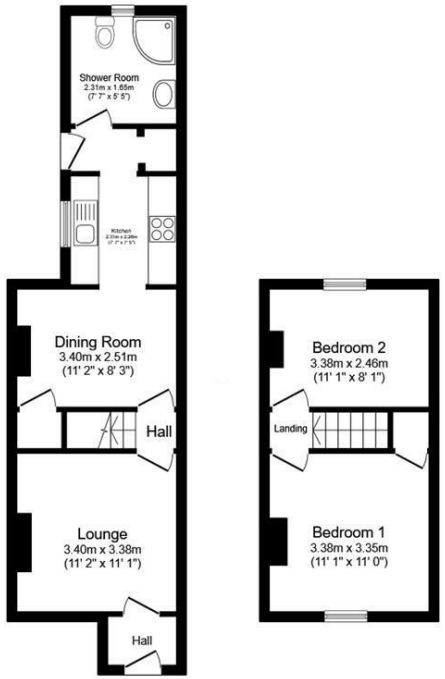
Floorplan Clause
Please Note: Floor plan measurements provided in our marketing materials may differ from those stated in the EPC (Energy Performance Certificate). While EPCs include all floor areas, including circulation and non-habitable spaces, our measurements reflect only the main living areas to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

Agents Notes
Agents Notes:
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 before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot 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.
5. Zest Homes holds the copyright to all advertising material used to market this property.
6. It is the responsibility of the buyer to obtain verification of the legal title of the property via their solicitor.







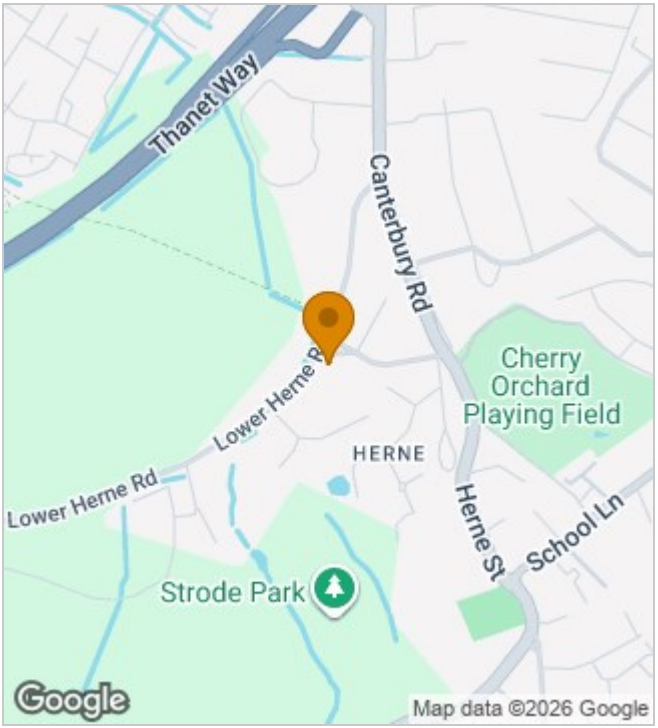


Ground Floor
Floor area 38.3 sq.m.
(412 sq.ft.)

First Floor
Floor area 23.4 sq.m.
(252 sq.ft.)

Total floor area: 61.7 sq.m. (664 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		
(69-80) C		
(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	

190 High Street, Herne Bay, Kent, CT6 5AP
Tel: 01227 949291 | Email: michelle@zesthomes.uk
www.zesthomes.uk

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