

# KE



11 Ivanhoe Road, Herne Bay, CT6 6EG

£425,000

- 3 bedroomed detached house
- Good size plot with detached garage
- Great location close to town centre and amenities
- In need of modernisation
- Vacant possession/no onward chain

# 11 Ivanhoe Road, Herne Bay CT6 6EG

Located in Ivanhoe Road in Herne Bay, this delightful three-bedroom detached house presents an excellent opportunity for those looking to create their dream home. With one spacious reception room, the property offers a welcoming atmosphere, perfect for both relaxation and entertaining.

While the house is in need of modernisation, it provides a blank canvas for buyers to infuse their personal style and preferences. The potential for extension, subject to obtaining the necessary planning consents, further enhances the appeal, allowing for the possibility of expanding the living space to suit your needs.

The property boasts vacant possession and no onward chain, ensuring a smooth and straightforward purchasing process. Its prime location is a significant advantage, as it is conveniently situated close to the town centre and a variety of local amenities, making daily life both easy and enjoyable.

This house is not just a property; it is a chance to invest in a home that can be tailored to your liking in a vibrant community. Whether you are a first-time buyer or looking to make a strategic investment, this home on Ivanhoe Road is a promising prospect that should not be overlooked.



Council Tax Band: D



### **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

### **Bedroom 1**

12' x 12'11'

Double glazed window to rear

### **Bedroom 2**

12'3' x 10'9'

Double glazed window to front, ornate fireplace, cupboard

### **Bedroom 3**

8'6' x 6'5'

Double glazed window to rear

### **Separate WC**

Double glazed window, low flush wc,

### **Wet room**

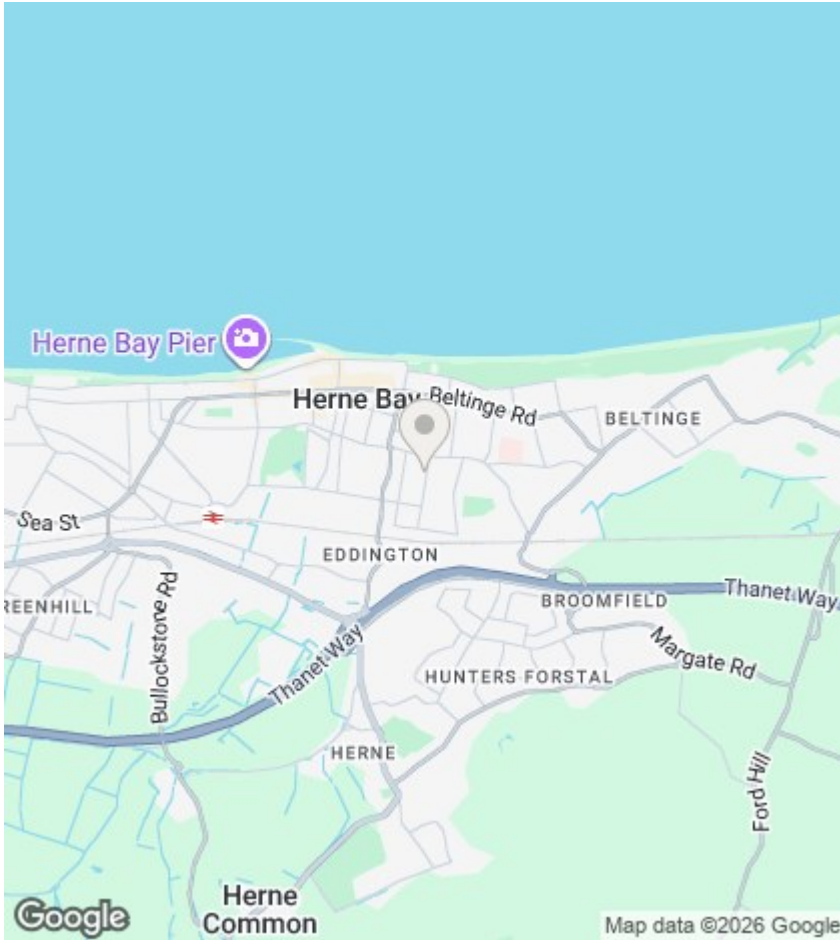
Double glazed window to side, Shower, wash hand basin,

### **Detached garage**

Up and over door

### **Rear garden**

Side access either side, laid to lawn, shed



## Viewings

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

## EPC Rating:

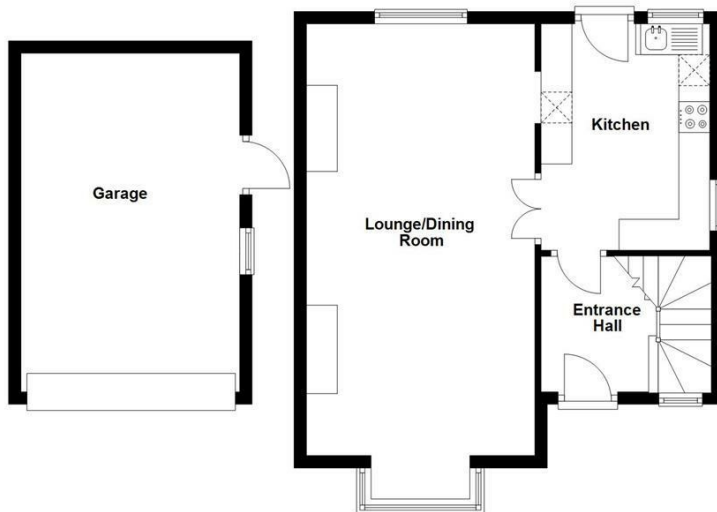
E

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>			74
(55-68) <b>D</b>		50	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



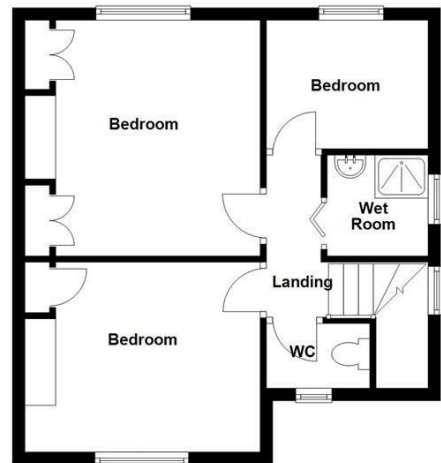
### Ground Floor

Approx. 42.9 sq. metres (461.7 sq. feet)  
(excluding Garage)



### First Floor

Approx. 42.8 sq. metres (460.9 sq. feet)



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