

# KE



89 Grand Drive, Herne Bay, CT6 8LL

£230,000

- In need of modernisation
- Vacant possession/no onward chain
- Spacious living accommodation
- 3 bedroomed terraced family home
- Close to seafront and amenities

# 89 Grand Drive, Herne Bay CT6 8LL

Located in Grand Drive, Herne Bay, this three-bedroom terraced house presents a wonderful opportunity for those looking to create their dream home. While the property is in need of modernisation throughout, it offers a blank canvas for buyers to infuse their personal style and preferences.

The house boasts a separate lounge and dining room, providing ample space for relaxation and entertaining. The layout is practical, making it ideal for families or those who enjoy hosting guests. With vacant possession and no onward chain, the process of moving in can be seamless and straightforward.

One of the standout features of this property is its proximity to the seafront, allowing residents to enjoy the beautiful coastal scenery and the vibrant local amenities that Herne Bay has to offer. Whether you fancy a leisurely stroll along the beach or wish to explore the nearby shops and cafes, everything is just a stone's throw away.

This property is not just a house; it is a chance to invest in a location that combines the tranquillity of seaside living with the convenience of urban amenities. With a little vision and effort, this home can be transformed into a delightful retreat. Don't miss the opportunity to make this property your own in the picturesque setting of Herne Bay.



Council Tax Band: B



## **GROUND FLOOR**

**Entrance Hall**

**Hallway**

**Sitting Room**

10'10 x 11'7

**Dining Room**

11'11 x 11'7

**Kitchen**

12'5 x 6'9

## **FIRST FLOOR**

**Landing**

**Bathroom**

6' x 6'

**Bedroom 1**

12'1 x 10'8

**Bedroom 2**

10'11 x 10'8

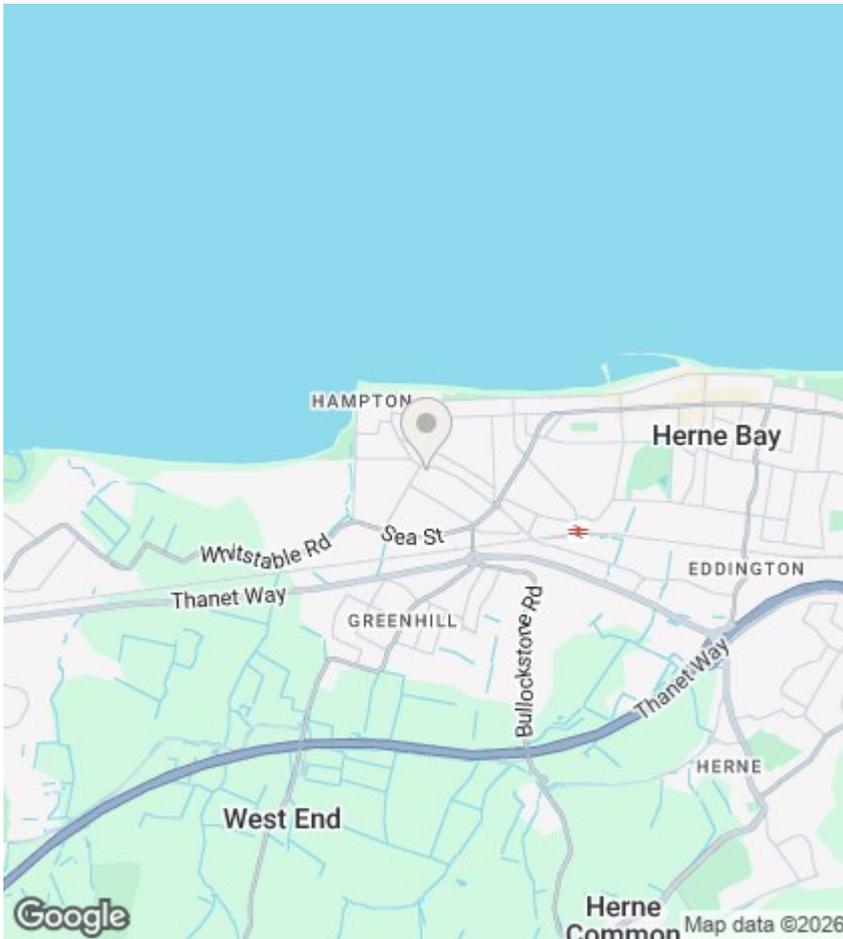
**Bedroom 3**

6'7 x 6'

## **OUTSIDE**

**Rear Garden**

**COUNCIL TAX BAND B**



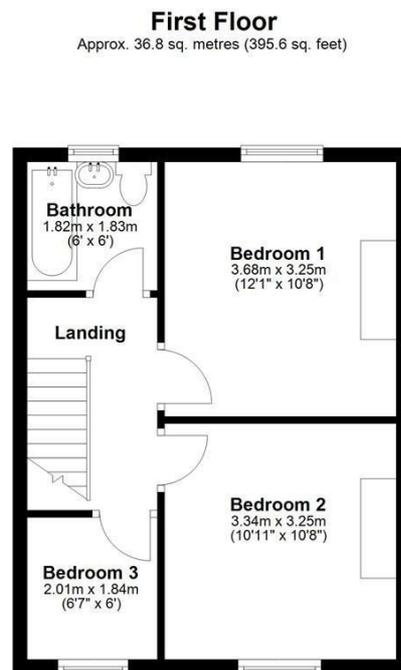
## Viewings

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>			80
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(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	



Total area: approx. 75.4 sq. metres (811.3 sq. feet)