



**Modern
Auction**

£200,000

Freehold

3x  1x  2x 

**School Lane, Herne Bay,
Kent, CT6**

Wards
Helping you move forwards



Main features

- **Fabulous investment opportunity, Cash buyers only**
- **Large corner plot in central Herne village**
- **Double gates giving access to rear garden**
- **For sale by Modern Auction- T & C'S apply**

Accommodation

GROUND FLOOR

Entrance Hallway
 Ancillary Room: 14'2 x 12'6 (4.32m x 3.81m)
 Lounge: 25'0 x 12'8 (7.63m x 3.86m)
 Former Kitchen: 16'0 x 4'8 (4.88m x 1.42m)
 Cloakroom

FIRST FLOOR

Landing
 Kitchen: 6'2 x 2'3 (1.88m x 0.69m)
 Bedroom 3: 10'8 x 10'7 (3.25m x 3.23m)
 Bedroom 2: 15'2 x 13'2 (4.63m x 4.02m)
 Bedroom 1: 17'2 x 12'6 (5.24m x 3.81m)

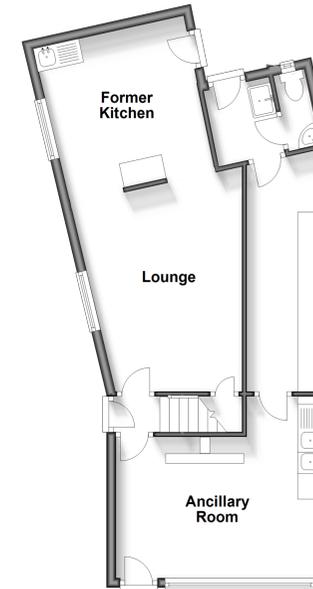
SECOND FLOOR

Landing
 Loft Room: 19'6 x 10'10 (5.95m x 3.30m)

OUTSIDE

Rear Garden

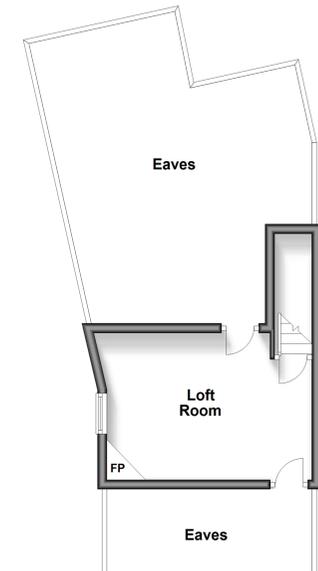
Ground Floor
 Approx. 54.2 sq. metres (583.4 sq. feet)



First Floor
 Approx. 54.3 sq. metres (584.7 sq. feet)



Second Floor
 Approx. 15.3 sq. metres (164.9 sq. feet)



Call Herne Bay - 01227 361226 ■ wardsof Kent.co.uk

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/ fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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