



17 Lavender Close, Whitstable, CT5 3QL
£220,000



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****Freehold House | Vacant Possession | Ideal First-Time Buy or Investment****

This freehold one-bedroom end-of-terrace house is ideally situated in the popular Lavender Close development.

Offered with vacant possession, the property is ready for immediate occupation and presents an excellent option for first-time buyers, downsizers, or buy-to-let investors seeking a low-maintenance addition to their portfolio.

The well-presented accommodation comprises a bright and spacious open-plan living area, seamlessly connecting the lounge and kitchen to create a modern and sociable space for everyday living. Externally, the property benefits from allocated parking and enjoys an EPC rating of C.

Conveniently located within easy reach of local amenities, shops, and transport links, this attractive home combines practicality with investment potential.

Early viewing is highly recommended and is strictly by appointment only. Please contact us today to arrange your viewing.

Description

Living / Kitchen
18'52 x 12'10

BEDROOM
12'42 x 11'86

SHOWER ROOM
6'4 x 5'74

ALLOCATED PARKING
1 VEHICLE

Tenure Freehold

EPC Rating C

Council Tax Band B

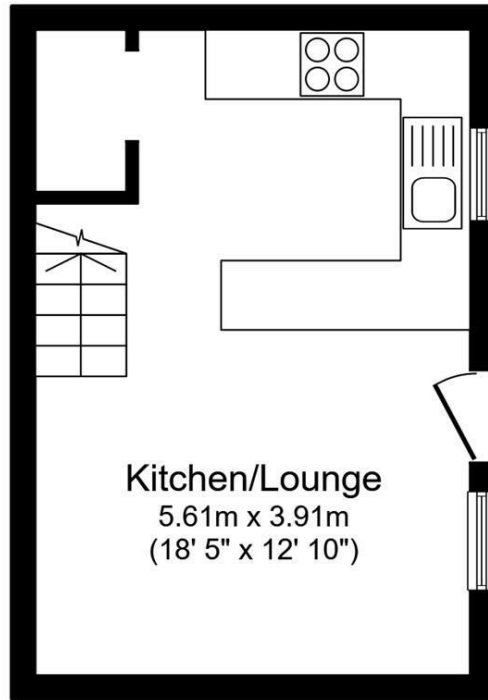
Agents Notes

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 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. 5. Zest Homes hold 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.

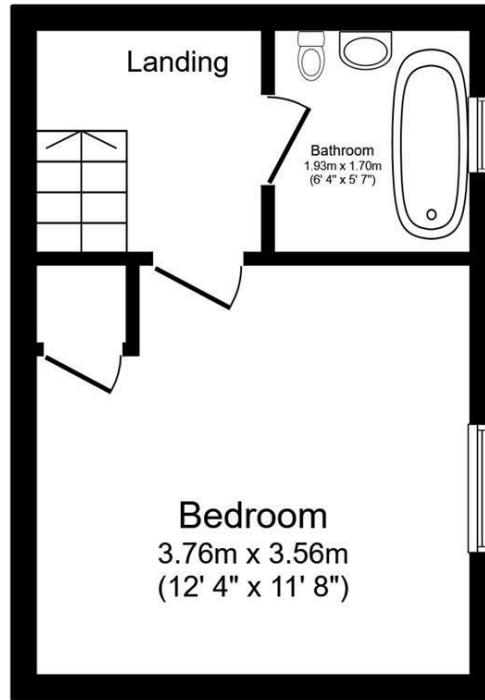
Floorplan Clause

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.





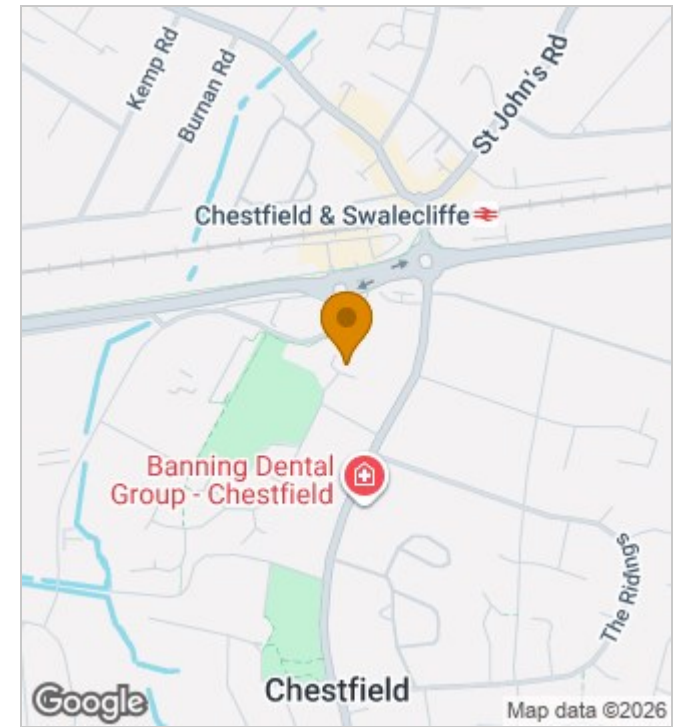
Ground Floor



First Floor

Total floor area: 42.0 sq.m. (452 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		90
(81-91) B		
(69-80) C	69	
(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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