

KE



8 Ashdown Close, Herne Bay, CT6 7UL

Offers In Excess Of £325,000

- 3 Bed Semi Detached Family Home
- Desirable Location in Quiet Cul de Sac
- Good Condition Throughout
- Vacant Possession/No Onward Chain
- Garage and Driveway with Ample Parking

8 Ashdown Close, Herne Bay CT6 7UL

Located in a quiet cul-de-sac in Ashdown Close, Herne Bay, this charming three-bedroom semi-detached house presents an excellent opportunity for families and individuals alike. The property boasts a spacious conservatory, perfect for enjoying the natural light and creating a delightful space for relaxation or entertaining guests.

With a garage and a driveway, parking is convenient and hassle-free, a valuable asset in today's busy world. The house is in good condition throughout, allowing for a smooth transition for new owners. Furthermore, the property is offered with vacant possession and no onward chain, making it an ideal choice for those looking to move in without delay.

The peaceful surroundings of this location provide a serene atmosphere, while still being within easy reach of local amenities and the beautiful coastline that Herne Bay is known for. This home is not just a property; it is a place where memories can be made. Whether you are a first-time buyer or seeking a family home, this residence is sure to meet your needs. Do not miss the chance to view this delightful house and envision your future in this lovely community.



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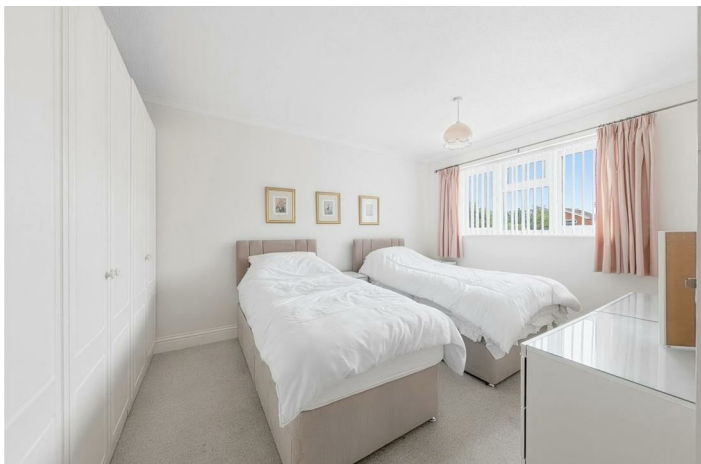


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F

Council Tax Band: C



GROUND FLOOR

Hallway

Double glazed front door

Cloakroom

Double glazed window to front, low flush wc, wash hand basin

Lounge/Dining room

23'7" x 10'11"

Double glazed window to front, Double glazed doors to conservatory

Conservatory

9'4" x 8'8"

Double glazed windows and door to rear garden

Kitchen

Double glazed window and door to garden, sink and drainer with selection of cupboards and draws under, fitted oven and hob, space for washing machine, cupboard

FIRST FLOOR

Bedroom One

14' x 9'8"

Double glazed window to rear

Bedroom Two

12' x 9'3"

Double glazed window to front

Bedroom Three

8'2" x 8'

Double glazed window to rear

Bathroom

Double glazed window to front, low flush wc, wash hand basin, panelled bath

OUTSIDE

Front Garden

Laid to lawn, driveway

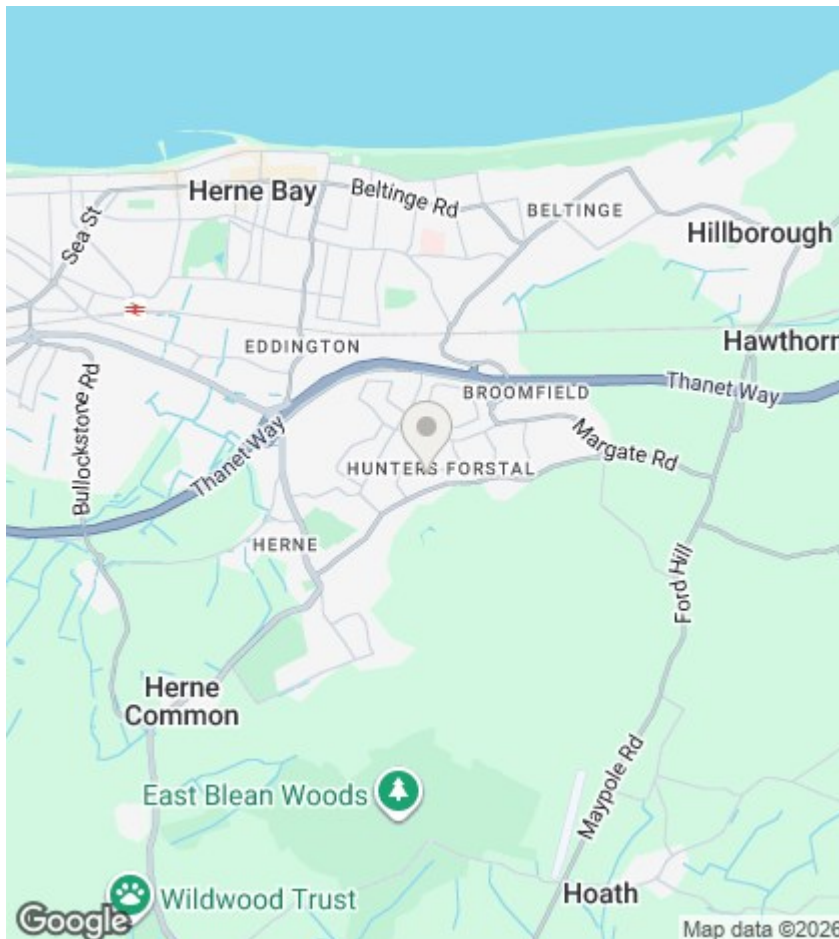
Rear Garden

Shingled, shed, side access

Garage

Up and over door, door to garden

COUNCIL TAX BAND C



Viewings

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

EPC Rating:

F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		
(55-68) D		33
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

