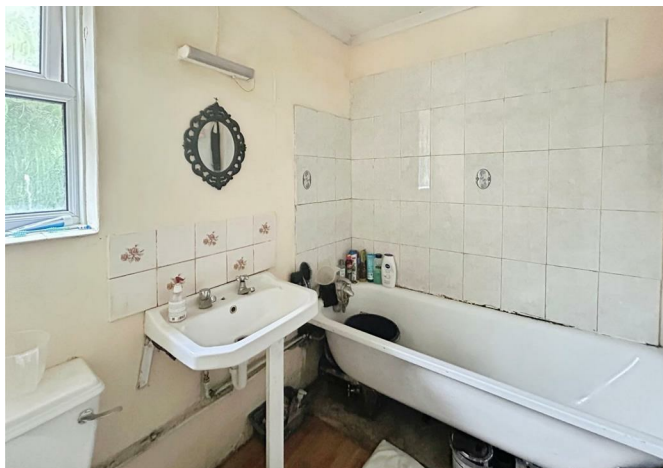




**6 Armstrong Square, Herne Bay, CT6 8AF**  
**£300,000**





## 6 Armstrong Square, Herne Bay, CT6 8AF £300,000

Three-Bedroom Detached Bungalow – Studd Hill Estate

Situated on the sought-after Studd Hill Estate, this detached three-bedroom bungalow offers a fantastic opportunity for buyers looking to create a home to their own taste. Positioned on a generous corner plot, the property has enormous scope for improvement and possible extension potential (subject to the necessary Planning Consents).

The accommodation currently comprises three bedrooms, a living area, kitchen, and bathroom. While in need of modernisation throughout, the property provides an excellent blank canvas for those wishing to add value and personalise their new home.

Externally, the bungalow benefits from a garage and driveway, offering off-road parking. The wraparound garden is of good size, though presently overgrown, and with some attention and care could become a real feature of the property.

This is a rare opportunity to acquire a detached bungalow in this desirable location, with plenty of potential to update and improve.



## Description

### Lounge

15'7" x 14'2"

### Kitchen/Dining Room

18'8" x 10'9"

### Bedroom 1

11'6" x 8'5"

### Bedroom 2

10'7" x 8'7"

### Bedroom 3

7'6" x 6'7"

### Bathroom/WC

6'7" x 4'7"

### 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.

### Agents Notes

#### 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 before a sale or purchase proceeding.
2. All measurements stated on our details and floorplans are approximate, cannot 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 holds 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.

Tenure: Freehold

Council Tax Band C

### Plot Size

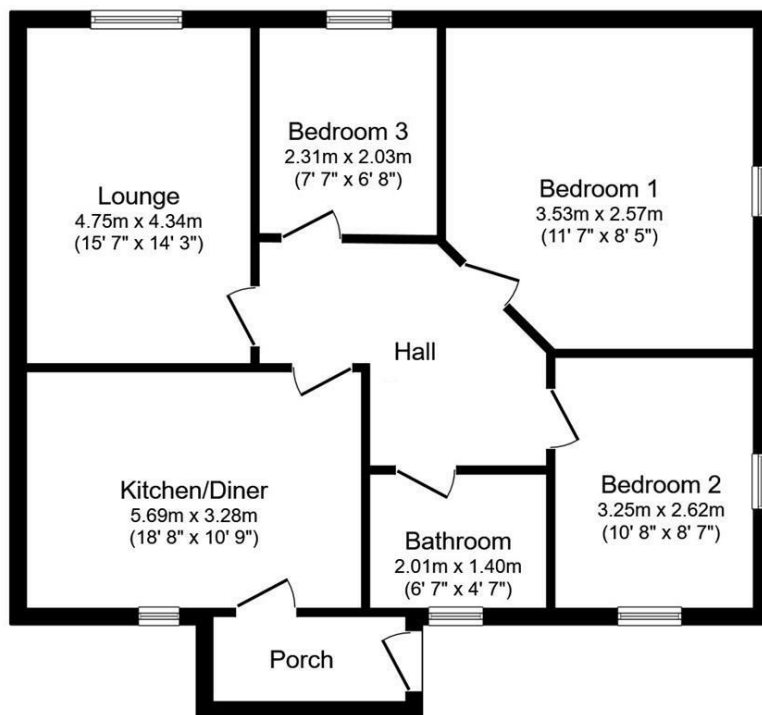
Hectares: 0.0431

Acres: 0.11

ft2: 4,639.48

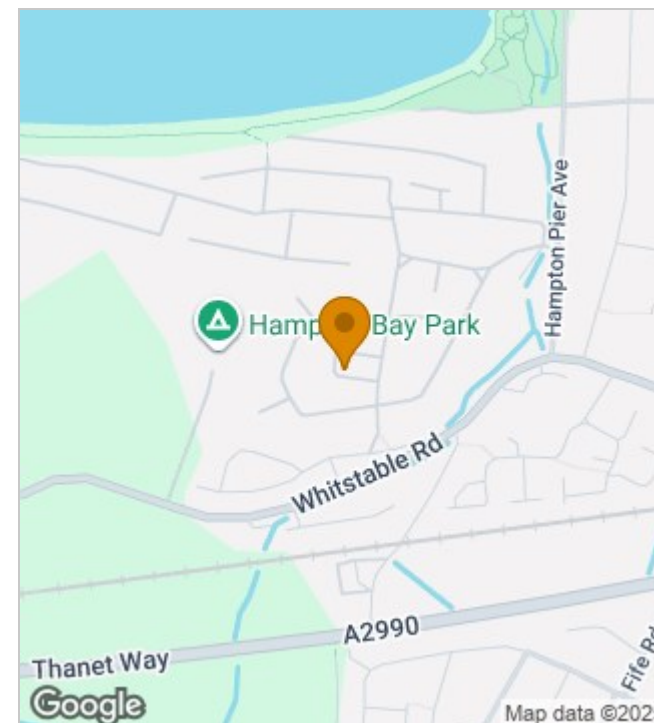
m2: 431.02





Floor Plan

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](http://www.Propertybox.io)



#### 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>		
(55-68) <b>D</b>		
(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	

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