



8 Pigeon Lane, Herne Bay, Kent, CT6 7EH



3 BEDROOM MODERN SEMI-DETACHED HOUSE LOCATED ON THE SOUTH SIDE OF TOWN.....ELEVATED PLOT  
..GARAGE AT REAR IN BLOCK.....GAS C/HTG...DOUBLE GLAZING.... SOUTH FACING REAR GARDEN.... CAVITY  
WALL INSULATION...



**£289,950 Freehold**



## Enclosed Entrance Porch

Double glazed window. Double glazed door.

## Entrance Hall

Radiator. Cupboard understairs. Power points.

## Kitchen

10'7 x 8'8 (3.23m x 2.64m)

Stainless steel sink unit. Worktops. Wall cupboards. Stainless steel extractor hood. Gas hob. Electric oven. Recess for fridge. Recess for washing machine. Power points. Breakfast bar. Radiator. Tiled floor. Double glazed door to garden.

## Lounge/Diner

21'2 x 12' (at widest point) (6.45m x 3.66m (at widest point))

(Doors off hall and kitchen) 2x Radiators. Television point. Power points. Distance sea glimpses. Triple glazing to front window. Double glazed doors to rear garden.

## Landing

Access to roof space and ladder. Gas boiler in roof.

## Bathroom/WC

Panelled bath with independant shower unit over. Pedestal wash hand basin. Low level WC suite. Heated towel rail. Tiled walls. Tiled floor.

## Back Bedroom (south facing)

11'9 x 9' (3.58m x 2.74m)

Radiator. Power points.

## Front Bedroom

12' x 8'9 (3.66m x 2.67m)

Triple glazing. Built-in wardrobes. Linen cupboard. Some distant sea views.

## Front Bedroom

9' x 7'2 (2.74m x 2.18m)

Radiator. Power points. Built-in cupboard. Triple glazing. Some distant sea views.

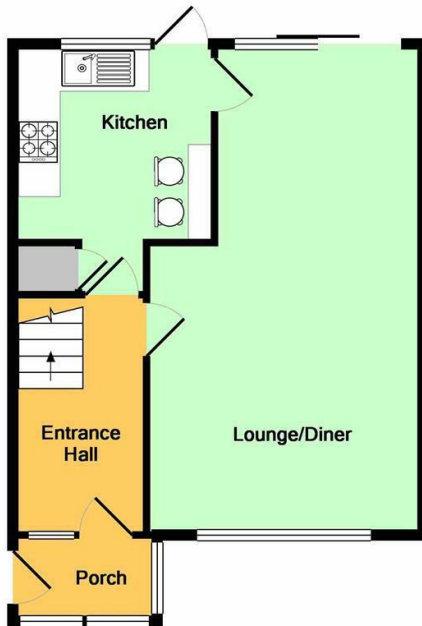
## OUTSIDE

### Rear Garden

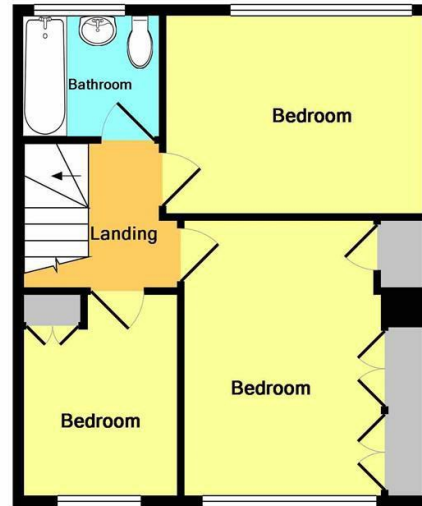
Elevated rear garden in lawn. Patio. Flower beds. Pedestrian rear access.

### Side Entrance

Shed. Hose tap. Possible garage space subject to planning permission.

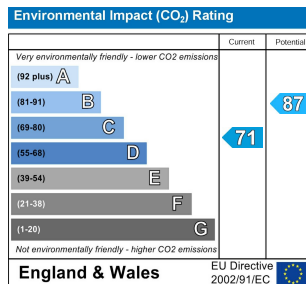
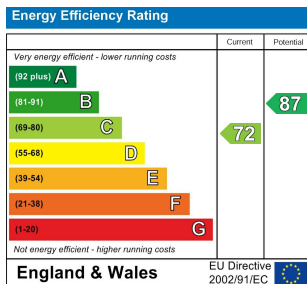


Ground Floor



1st Floor

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**Note:**

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

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