



89 Ridgeway Road, Herne Bay, Kent, CT6 7LN



TO BE SOLD BY CLIVE EMSON AUCTIONEERS LOT 53 ONLINE ENDING FEBRUARY 10 2021...3  
BEDROOM DETACHED CHALET DESIGN RESIDENCE IN NEED OF UPDATING WITH GREAT POTENTIAL  
....LOCATED IN A SEMI RURAL LOCATION .....STANDING ON A DEEP PLOT WITH UNSPOILT COUNTRY  
VIEWS TO THE REAR . SET BACK OFF THE ROAD TO ALLOW FOR PARKING TO THE FRONT ... 3  
BEDROOMS ...SHOWER/WC ON GROUND FLOOR ...LOUNGE/DINER.....KITCHEN .... GARAGE..GAS  
C/H ..DOUBLE GLAZING ...PLEASE NOTE THIS PROPERTY IS NOT AVAILABLE TO PURCHASE PRIOR TO  
AUCTION ...ANY PRE-AUCTION BIDS MUST BE SENT DIRECT TO THE AUCTIONEERS PLEASE .....

Published guide of £325,000 - £350,000



**£350,000**



### Enclosed Entrance Porch

### Entrance Hall

### Front Bedroom

7'10 x 7' (2.39m x 2.13m)

### Shower/WC

Low level WC . Wash handbasin. Shower cubicle. Heated towel rail.

### Lounge/Dining Room

26' 10 x 11' (widening to 12') (7.92m 3.05m x 3.35m (widening to 3.66m))  
Log burner fireplace. Patio doors to rear garden.

### Kitchen

18'2 x 7' (5.54m x 2.13m)

### Narrow stairs to First Floor

### Bedroom

11'4 x 15' (max width) (3.45m x 4.57m (max width))

### Bedroom (rear)

9'3 x 11'6 (2.82m x 3.51m)  
Country views.

## OUTSIDE

### Rear Garden

### Garage



Whilst every attempt has been made to ensure the accuracy of the floor plan, we cannot be held responsible for any errors or omissions. The accuracy of the floor plan is not guaranteed. The accuracy of the floor plan is not guaranteed. The accuracy of the floor plan is not guaranteed.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
84	59	A	C
<p>Very energy efficient - lower running costs</p> <p>122-150 (A)</p> <p>81-121 (B)</p> <p>69-80 (C)</p> <p>55-68 (D)</p> <p>39-54 (E)</p> <p>21-38 (F)</p> <p>1-20 (G)</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO<sub>2</sub> emissions</p> <p>12-15 (A)</p> <p>16-20 (B)</p> <p>21-25 (C)</p> <p>26-30 (D)</p> <p>31-35 (E)</p> <p>36-40 (F)</p> <p>41-45 (G)</p> <p>Not environmentally friendly - higher CO<sub>2</sub> emissions</p>	
<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England &amp; Wales</p> <p>EU Directive 2002/91/EC</p>	