



14 Claremont Street, Herne Bay, Kent, CT6 8NE



3 BEDROOM MID TERRACE, CLOSE TO LOCAL AMENITIES AND WITHIN WALKING DISTANCE OF HAMPTON BAY. LOUNGE, GOOD SIZE MODERN DINING KITCHEN. BATHROOM/SHOWER ROOM. GOOD SIZE REAR GARDEN. MUST BE VIEWED INTERNALLY.



**Asking Price £225,000 Freehold**



### Enclosed Entrance Porch

#### Entrance Hall

Stairs to first floor. Alarm system.

#### Lounge

13'11 x 12'6 (4.24m x 3.81m)

Window to front. Working open fire with feature surround. Coved ceiling. Power points. Television point. Radiator. Door to

#### Kitchen/Diner

20'2 x 15'2 (at widest point) (6.15m x 4.62m (at widest point))

Window to rear overlooking rear garden. Range of wall and base units with matching worksurfaces. Wood effect laminate flooring. 1 1/2 bowl stainless steel sink unit with mixer tap and drainer. Electric cooker and gas hob with extractor above. Wall mounted boiler for central heating and hot water. Seating area. Understairs cupboard housing meters. French doors leading to rear garden. Door to util

#### Utility Room

Plumbed for washing machine. Space for fridge freezer. Power points.

#### Bathroom/Shower Room

Panelled bath. Low level WC suite. Pedestal wash hand basin. Separate shower cubicle with power shower. Radiator. Part tiled. Extractor fan.

### LANDING

Power points.

#### Bedroom 1

14' x 9'7 (4.27m x 2.92m)

Window to front. Working original fireplace with feature surround. Power points. Radiator.

#### En-suite

Low level WC. Corner wash handbasin.

#### Bedroom 2

11'1 x 8'4 (3.38m x 2.54m)

Window to rear overlooking garden. Radiator. Picture rail. Airing cupboard.

#### Bedroom 3

8'6 x 8'4 (2.59m x 2.54m)

Window to rear. Radiator. Picture rail. Power points.

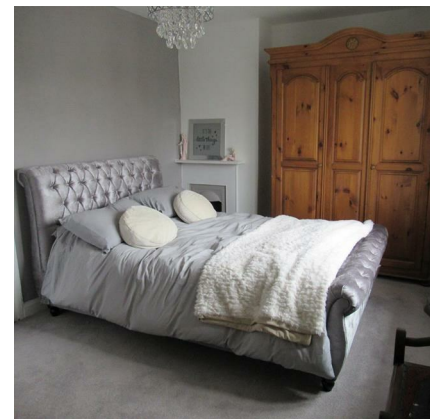
### OUTSIDE

#### Front Garden

Off Street Parking.

#### Rear Garden

Patio area. Mainly laid to lawn. Fenced surround. Shed.



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Target	Current	Target
Keep energy efficient - lower running costs		Stay environmentally friendly - lower CO <sub>2</sub> emissions	
(92-100) <b>A</b>		(32-38) <b>A</b>	
(81-91) <b>B</b>		(27-31) <b>B</b>	
(69-80) <b>C</b>		(22-26) <b>C</b>	
(55-68) <b>D</b>		(15-21) <b>D</b>	
(39-54) <b>E</b>		(10-14) <b>E</b>	
(21-38) <b>F</b>		(7-9) <b>F</b>	
(1-20) <b>G</b>		(1-6) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	