

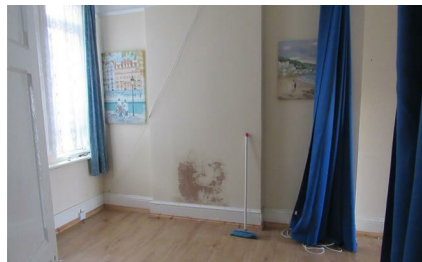
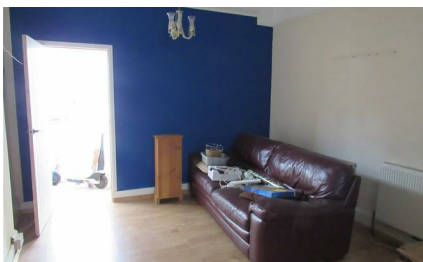


14 Richmond Street, Herne Bay, CT6 5LL



Spacious vacant end of terrace house in need of some updating, formerly a shop on the ground floor now offered as seen. located just off the high street and sea front .Ideal for rental market . Gas central heating and double glazing. Located just off the High Street and sea front . THIS PROPERTY IS NOW SOLD

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Offers Invited £295,000 Freehold



Enclosed Entrance Porch

Entrance Hall

Split level. Radiator.

Front Reception

14' 11" (into shop front now sectioned off) x 11' 10" (4.56m (into shop front now sectioned off) x 3.63m)

Radiator. Consumer unit. Power points. Opening to

Rear Reception Room

9' 7" x 10' 1" (2.94m x 3.09m)

Double glazed window. Radiator. Power points. 3 Steps down to

Kitchen

10' 5" (max width) x 9' 10" (depth) (3.18m (max width) x 3m (depth))

Range of base units and wall cupboards. Sink unit 1 1/2 bowl with mixer tap.

Power points. Under floor heating. Double glazed door to rear yard. Door to

Basement (for storage)

Gas meter.

First Level Landing (Rear)

WC

Low level WC suite. Double glazed window.

Bathroom

Panelled bath. Shower control. Vanity wash hand basin. Radiator. Heated towel rail. Double glazed window.

Stairs to First Floor (front)

Bedroom

9' 10" x 10' 2" (3.01m x 3.1m)

Radiator. Power points. Gas boiler for central heating and hot water.

Bedroom/Lounge

15' 8" x 14' 1" (into bay) (4.79m x 4.3m (into bay))

Additional double glazed window to side. Power points. Radiator.

Stairs to 1/2 Landing

Radiator. Stairs to

Attic Bedroom

13' 5" x 20' 2" (depth including window recess) (4.1m x 6.16m (depth including window recess))

Radiator. Power points. Built-in wardrobe. Double glazed window.

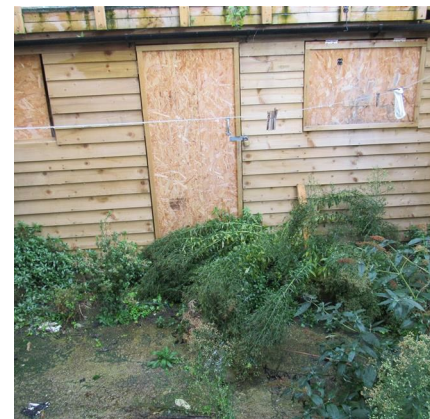
OUTSIDE

Rear Courtyard

Storage area. Steps to sun deck.

Substantial Wooden Outbuilding

11' 4" x 7' 11" (3.47m x 2.43m)



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Target	Current	Target
<p>Most energy efficient - lower running costs</p> <p>(92-100) A</p> <p>(81-91) 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>82</p>	<p>Most environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) 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 environmentally friendly - higher CO₂ emissions</p>	<p>50</p>
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	