

KE



53 Curtiswood Park, Herne, Herne Bay, Kent, CT6 7TZ

£485,000

- 4 bedroomed detached house
- Vacant possession/no onward chain
- Quiet cul de sac
- In need of modernisation
- Poplar Curtiswood Park development

53 Curtiswood Park, Herne Bay CT6 7TZ

Located in Curtiswood Park development in Herne Bay, this charming four-bedroom detached house presents a wonderful opportunity for those looking to create their dream home. With three spacious reception rooms, this property offers ample space for family living and entertaining.

The house features an extended ground floor, providing a generous layout that can be tailored to suit your needs. While the property is in need of modernisation, it is brimming with potential for those with a vision to transform it into a contemporary haven.

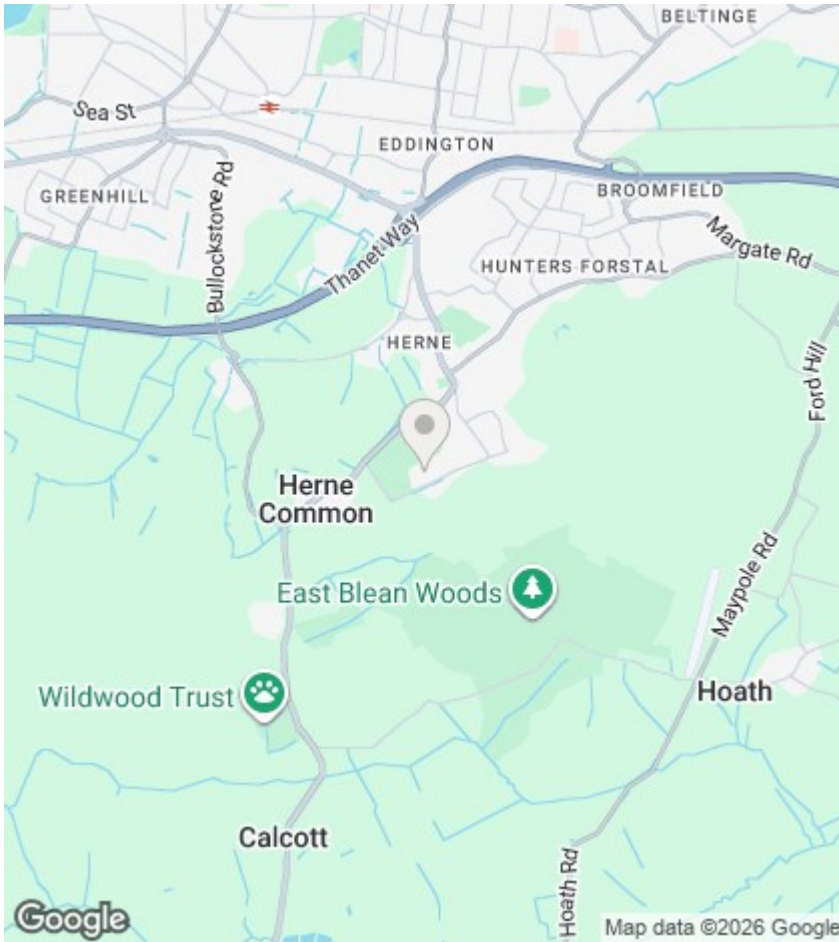
One of the standout features of this home is its picturesque setting, as it backs onto serene woodland, offering a tranquil backdrop and a sense of privacy. The four well-proportioned bedrooms provide comfortable accommodation for families or guests, while the two bathrooms ensure convenience for everyday living.

Located in the popular Curtiswood Park area, residents will enjoy easy access to local amenities, schools, and the beautiful coastline of Herne Bay. This property is perfect for those seeking a project that allows for personalisation in a desirable location. Don't miss the chance to make this house your own and enjoy the peaceful surroundings it has to offer.



Council Tax Band:





Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

D

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		62	69
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



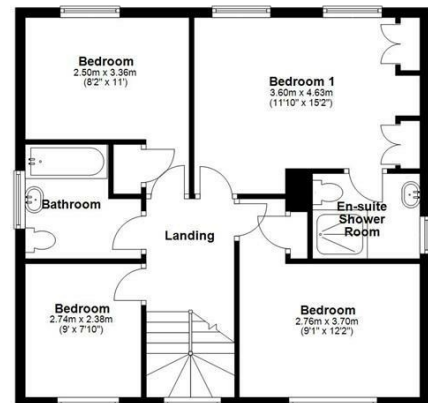
Ground Floor

Main area: approx. 82.3 sq. metres (885.9 sq. feet)
Plus garages: approx. 24.9 sq. metres (268.5 sq. feet)



First Floor

Approx. 62.9 sq. metres (677.2 sq. feet)



Main area: Approx. 145.2 sq. metres (1563.1 sq. feet)
Plus garages: approx. 24.9 sq. metres (268.5 sq. feet)