

KE



34 Wolseley Avenue, Herne Bay, CT6 8AL

£125,000

- Cash buyers only
- Vacant possession/no onward chain
- Close to seafront
- Potential building plot
- Located on Studd Hill

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A great development opportunity for an investor or someone looking for a self build project. The location is ideal for access to the sea front and is a short walk away from local bus services. Located on the private and popular estate of Studd Hill, West Herne Bay. You enter into a porch, kitchen, bedroom and conservatory. This bungalow is a great development project, subject to the correct planning applications and permissions. This property is being offered with vacant possession and no onward chain and is for cash buyers only.



Council Tax Band:



GROUND FLOOR

Porch

Sitting Room

8'7 x 8'8

Kitchen

4'3 x 8'8

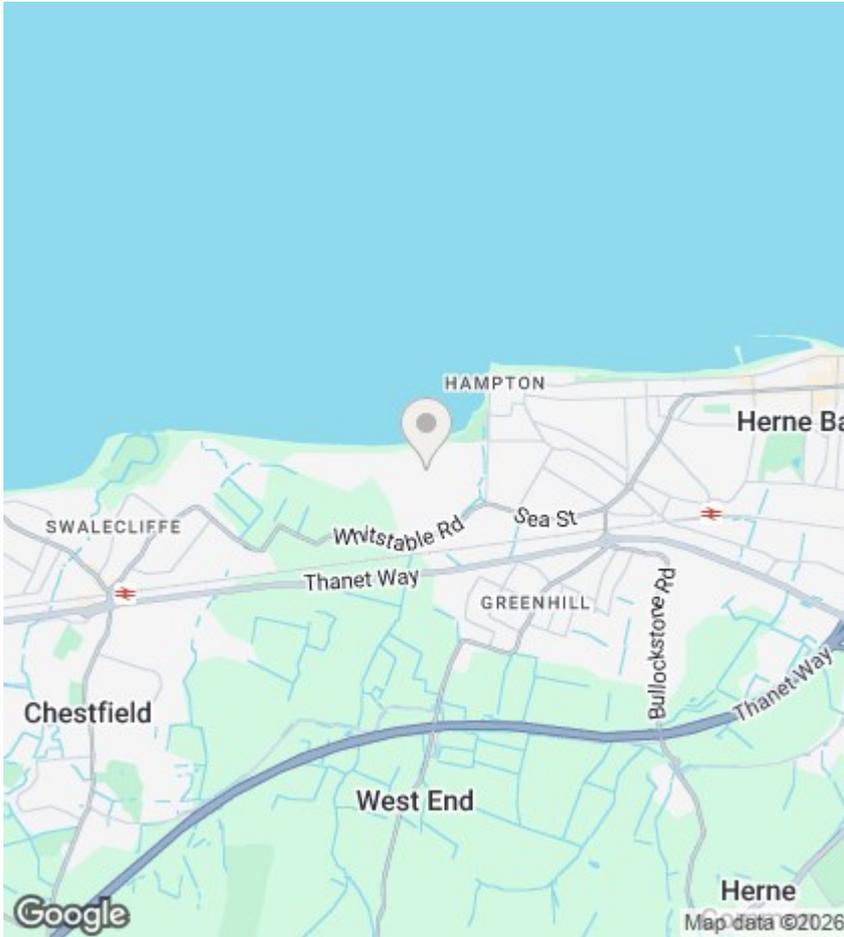
Bedroom

10'1 x 8'8

WC

Conservatory

11'5 x 8'8



Viewings

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

EPC Rating:

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



Ground Floor

Approx. 31.2 sq. metres (336.0 sq. feet)



Total area: approx. 31.2 sq. metres (336.0 sq. feet)