

# KE



## 3 The Paddocks, Herne Bay, Kent, CT6 6QX

£450,000

- 4 bed detached family home
- In need of modernisation
- Quiet cul de sac location in the village of Beltinge
- Vacant possession/no onward chain
- Generous rear garden with potential development opportunities

106 High Street, Herne Bay, Kent, CT6 5LE  
01227 389 998

# 3 The Paddocks, Herne Bay CT6 6QX

Positioned in a quiet cul de sac this is the first time this house has been on the market for 50 years. Located in The Paddocks this family home presents an excellent opportunity to acquire a delightful four-five bedroom property.

Upon entering, you will find a spacious layout that provides ample room for family living. Currently in need of modernisation, allowing you the chance to personalise and enhance the space to your taste. With vacant possession and no onward chain, you can move in without delay and start your renovation journey.

The generous rear garden is a standout feature and provides a perfect outdoor space for relaxation, gardening or entertaining and could potentially accommodate an additional small dwelling. The nearby walks to Reculver offer a wonderful opportunity to explore the natural beauty of the area, making it an ideal spot for those who enjoy outdoor activities, with local amenities close by.

This property is a blank canvas, ready for you to transform it into your dream home. Whether you are a first-time buyer, a family looking for more space, or an investor seeking a project, this spacious family home in Beltinge is a fantastic prospect. Do not miss the chance to make this property your own in a sought-after village location.



Council Tax Band: E



## **Hallway**

Cupboard

## **Kitchen**

13' x 9'6"

Window to rear

## **Shower Room**

Window to rear

## **Lounge**

21'7" x 13'

Window to front

## **Dining Room/Bedroom**

16'3" x 9'

Window to front

## **Conservatory**

17'9" x 8'3"

Double glazed windows and door to rear garden

## **Landing**

Airing cupboard, loft hatch

## **Bedroom 1**

11'3" x 6'7"

Window to rear

## **Bedroom 2**

11'3" x 9'5"

Window to rear

## **Bedroom 3**

13'4" x 8'9"

Window to front

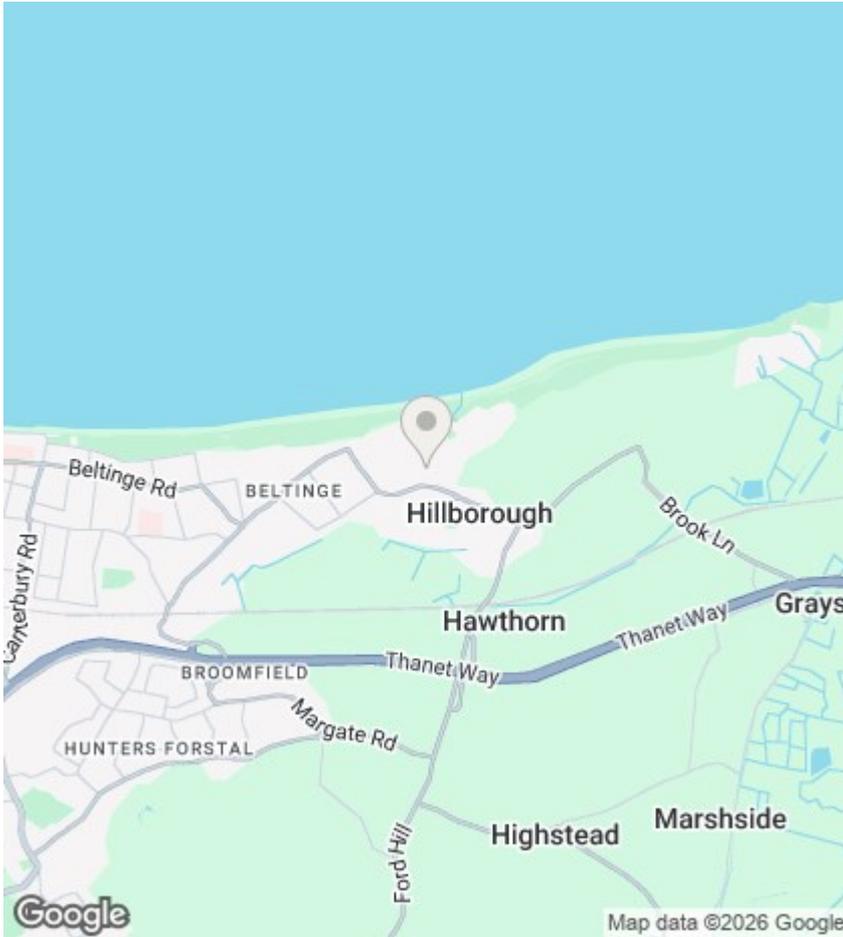
## **Bedroom 4**

13'3" x 8'10"

Window to front

## **Bathroom**

Window to side, wash hand basin, low flush wc, panelled bath



## 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	<b>75</b>
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



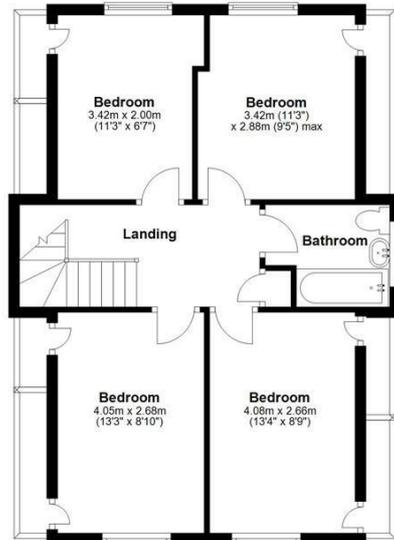
### Ground Floor

Approx. 81.3 sq. metres (875.0 sq. feet)



### First Floor

Approx. 54.5 sq. metres (586.8 sq. feet)



Total area: approx. 135.8 sq. metres (1461.8 sq. feet)