

# KE



30 Minster Drive, Herne Bay, CT6 8UL

£250,000

- Three Bedroom Terrace House
- Close to Sea Front
- Walking Distance to Train Station
- No Forward Chain

# 30 Minster Drive, Herne Bay CT6 8UL

Located Minster Drive, Herne Bay, this Victorian terrace house presents a remarkable opportunity for those seeking a project or a first home. Located just a stone's throw from the beach, this property boasts a prime town centre location, ensuring that all local amenities are within easy reach.

The house features three bedrooms, providing ample room for families or those looking to share. While the property is in need of complete refurbishment, this offers a blank canvas for buyers to create their dream home tailored to their personal tastes and preferences. The potential for transformation is immense, making it an ideal choice for both first-time buyers eager to invest in their future and savvy investors looking for a brilliant buy-to-let opportunity.

Being chain-free adds to the appeal, allowing for a smoother transaction process. With its historical charm and prime location, this Victorian terrace house is not just a property; it is a chance to embrace the coastal lifestyle that Herne Bay has to offer. Whether you envision a stylish family home or a lucrative rental investment, this property is brimming with potential. Do not miss the chance to make it your own.



Council Tax Band: B

## **GROUND FLOOR**

### **Sitting Room**

12 x 13'4

### **Dining Room**

12'6 x 13'3

### **Kitchen**

11'1 x 8'1

### **Bathroom**

7'4 x 6'1

## **FIRST FLOOR**

### **Bedroom 1**

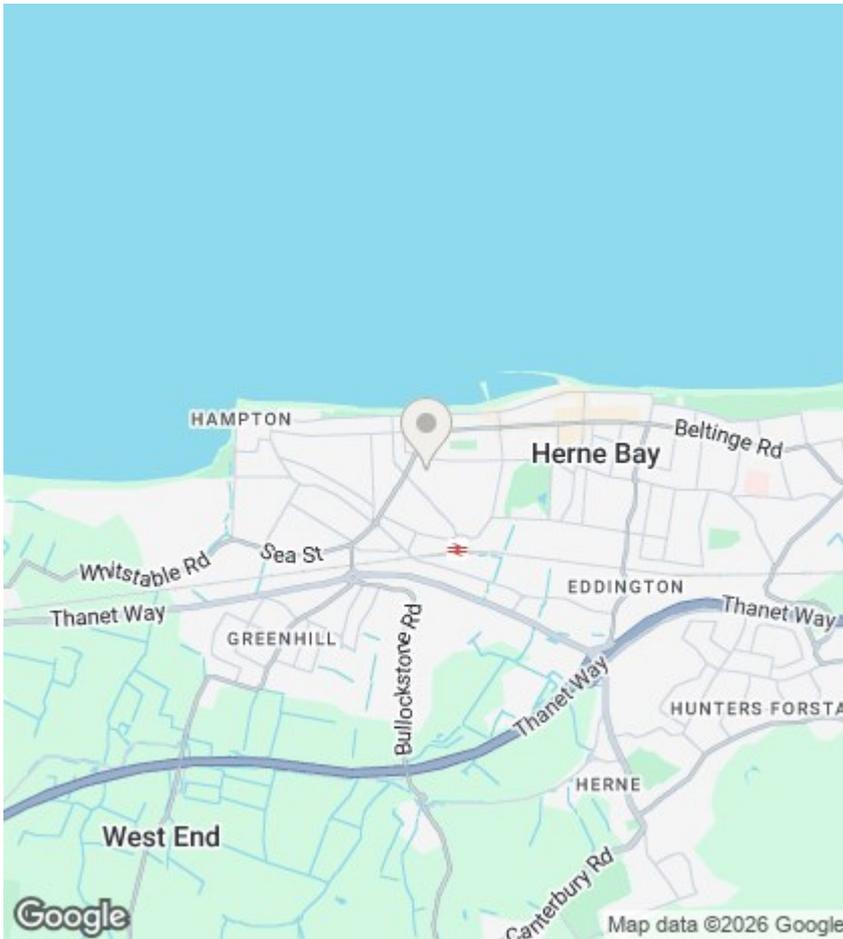
12'1 x 13'3

### **Bedroom 2**

12'6 x 8'5

### **Bedroom 3**

12'4 x 8'



## Viewings

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

## EPC Rating:

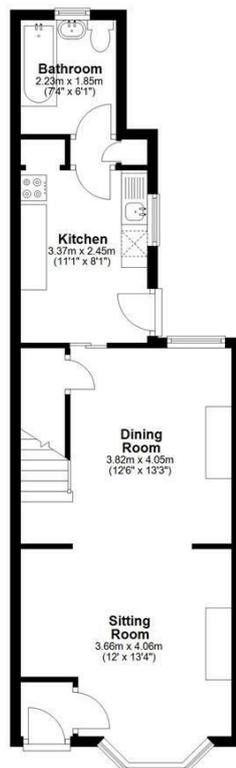
C

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



### Ground Floor

Approx. 45.4 sq. metres (489.1 sq. feet)



### First Floor

Approx. 40.7 sq. metres (438.1 sq. feet)



Total area: approx. 86.1 sq. metres (927.2 sq. feet)