



**OVER 60?**

You could get up to  
**59% off** the price!\*

**Price**  
**£415,000**

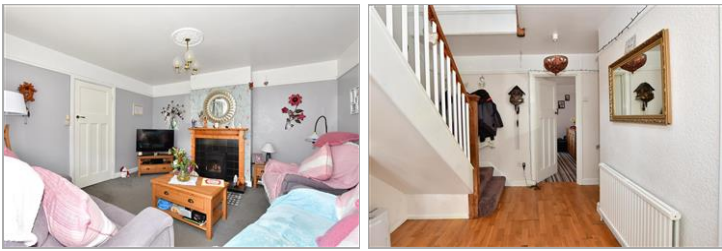
**Freehold**

3x  1x  2x 

**Spenser Road,      Herne**  
**Bay, Kent, CT6**

*Wards*  
Helping you move forwards





## Main features

- **Linked garage and driveway**
- **Low maintenance rear garden**
- **Many retained original features**
- **A short walk to the town centre and railway station**
- **Reception hallway, separate lounge and dining rooms**

## Accommodation

### GROUND FLOOR

**Entrance Porch**

**Entrance Hallway**

**Lounge:** 15'0 x 13'11 (4.58m x 4.24m)

**Dining Room:** 11'1 x 10'11 (3.38m x 3.33m)

**Kitchen/Breakfast Room:** 12'10 x 11'5  
(3.91m x 3.48m)

### FIRST FLOOR

**Landing**

**Bedroom 1:** 13'11 x 12'0 (4.24m x 3.66m)

**Bedroom 2:** 12'9 x 9'5 (3.89m x 2.87m)

**Bedroom 3:** 11'1 x 7'11 (3.38m x 2.41m)

**Bathroom**

**Separate Toilet**

### OUTSIDE

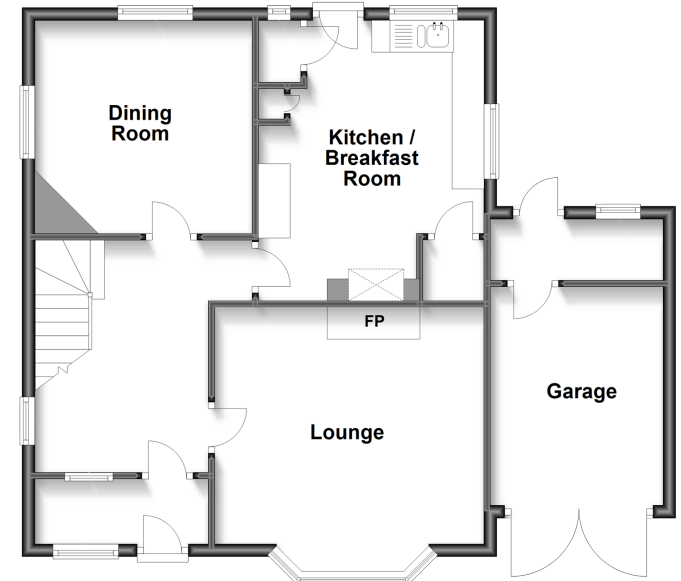
**Front Garden**

**Driveway**

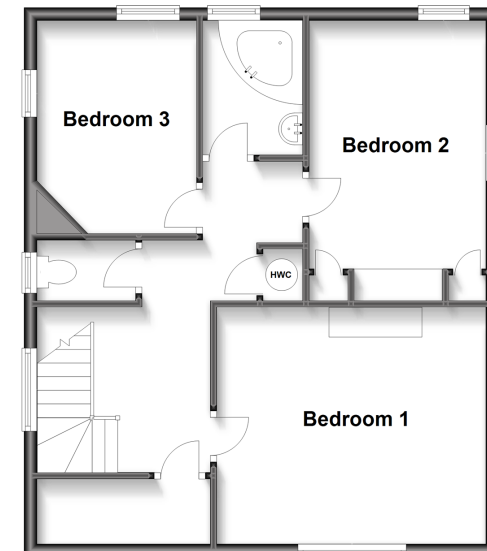
**Garage**

**Rear Garden**

**Ground Floor**  
Approx. 70.9 sq. metres (762.7 sq. feet)



**First Floor**  
Approx. 57.9 sq. metres (623.1 sq. feet)



**Call Herne Bay - 01227 361226 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%

<b>EPC RATING</b>	<b>CURRENT:</b>	<b>POTENTIAL:</b>
	<b>F(38)</b>	<b>C(73)</b>
11233218/20221006/TG/GG		