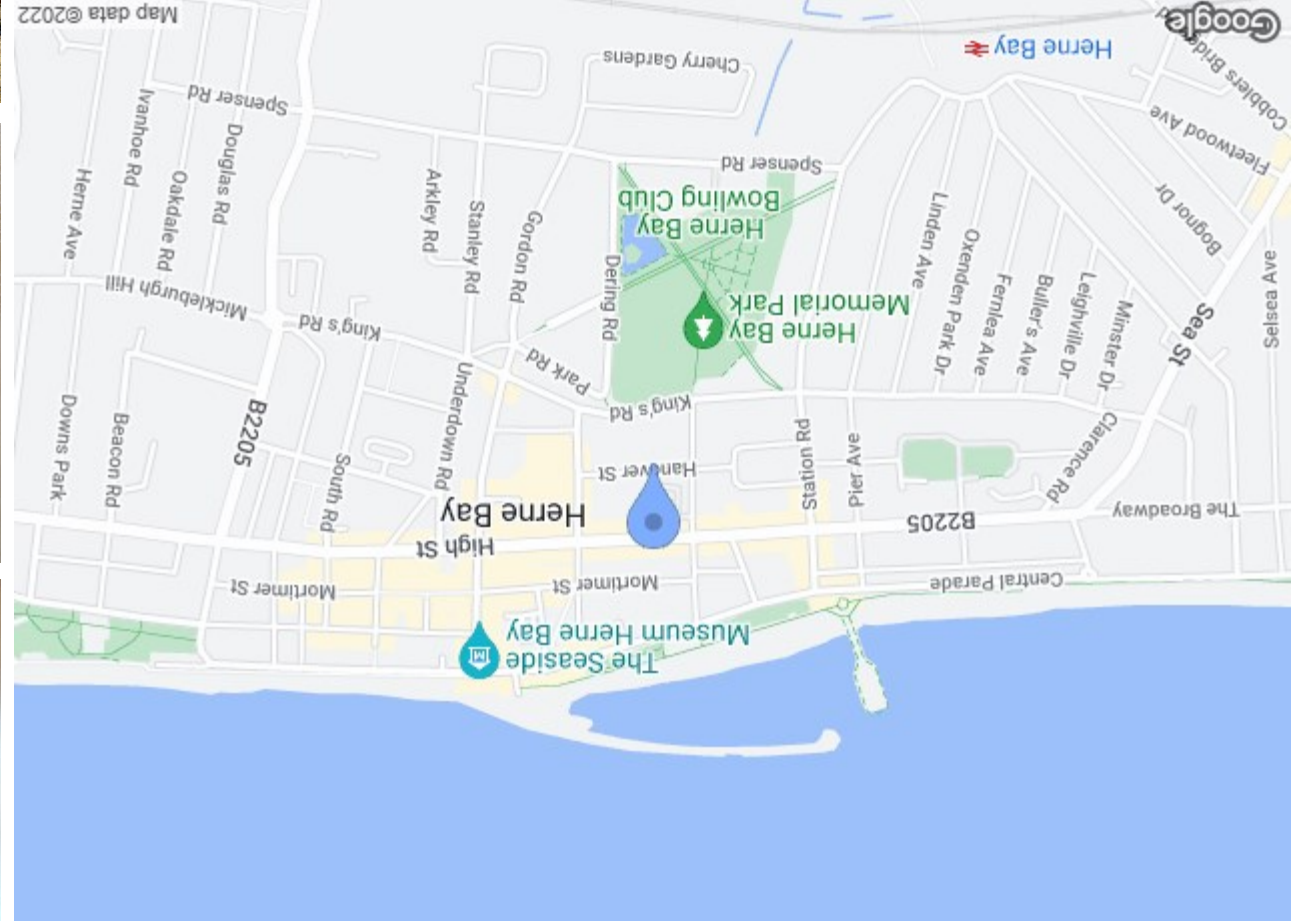
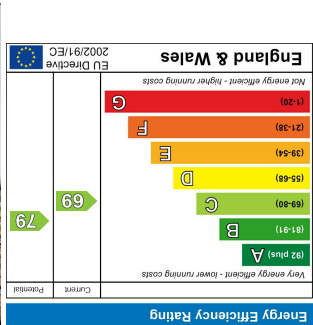


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



HANOVER STREET

HERNE BAY

£295,000

- Council Tax Band - B
- Two Bedroom Freehold House
- Four Piece Bathroom Suite
- Two Double Bedrooms
- Sunny south Aspect Garden
- Walking Distance To Amenities
- Short Onward Chain
- Central Location
- Excellent Condition Throughout

LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/ M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

ABOUT

REFURBISHED TWO BEDROOM TERRACE WITH SECLUDED SUNNY ASPECT GARDEN CLOSE TO THE TOWN CENTRE...

Miles and Barr are delighted to bring to the market this brilliant condition, two bedroom terraced home, located right in the centre of Herne Bay on Hanover Street, offering excellent access to all local amenities. This is an ideal purchase for a variety of people such as first-time buyers, investors or somebody that is looking for a lock-up and leave/holiday home in an excellent position. There is a small front garden before you enter the home giving a buffer from the street. Internally you enter the property into the bay fronted lounge with built in storage/display unit across one wall, then moving towards the back of the home is a light and airy dining room that is open to the modern fitted kitchen, which offers ample storage space and work surface. Upstairs you have two double bedrooms and a stunning four-piece bathroom suite with large shower cubicle. To the rear is an almost directly south facing, secluded, low maintenance garden, with Astro turf and raised seating area, ideal for a family. The property is gas central heated and has double glazing throughout. This property is within comfortable walking distance to a vast range of amenities, including but not limited to, schools, shops, cafés, bars, restaurants, bus stops, mainline train station play park and of course the beautiful seafront. Please contact sole agents Miles and Barr for further information or to arrange a personal viewing appointment today.

DESCRIPTION

- Entrance
- Lounge 12'8" x 12'6" (3.88 x 3.83)
- Dining Room 12'7" x 10'2" (3.86 x 3.11)
- Kitchen 12'0" x 7'6" (3.66 x 2.30)
- First Floor
- Bedroom One 12'9" x 10'4" (3.89 x 3.17)
- Bedroom Two 10'3" x 10'1" (3.13 x 3.08)
- Bathroom 11'1" x 7'7" (3.38 x 2.32)
- External
- Rear Garden

