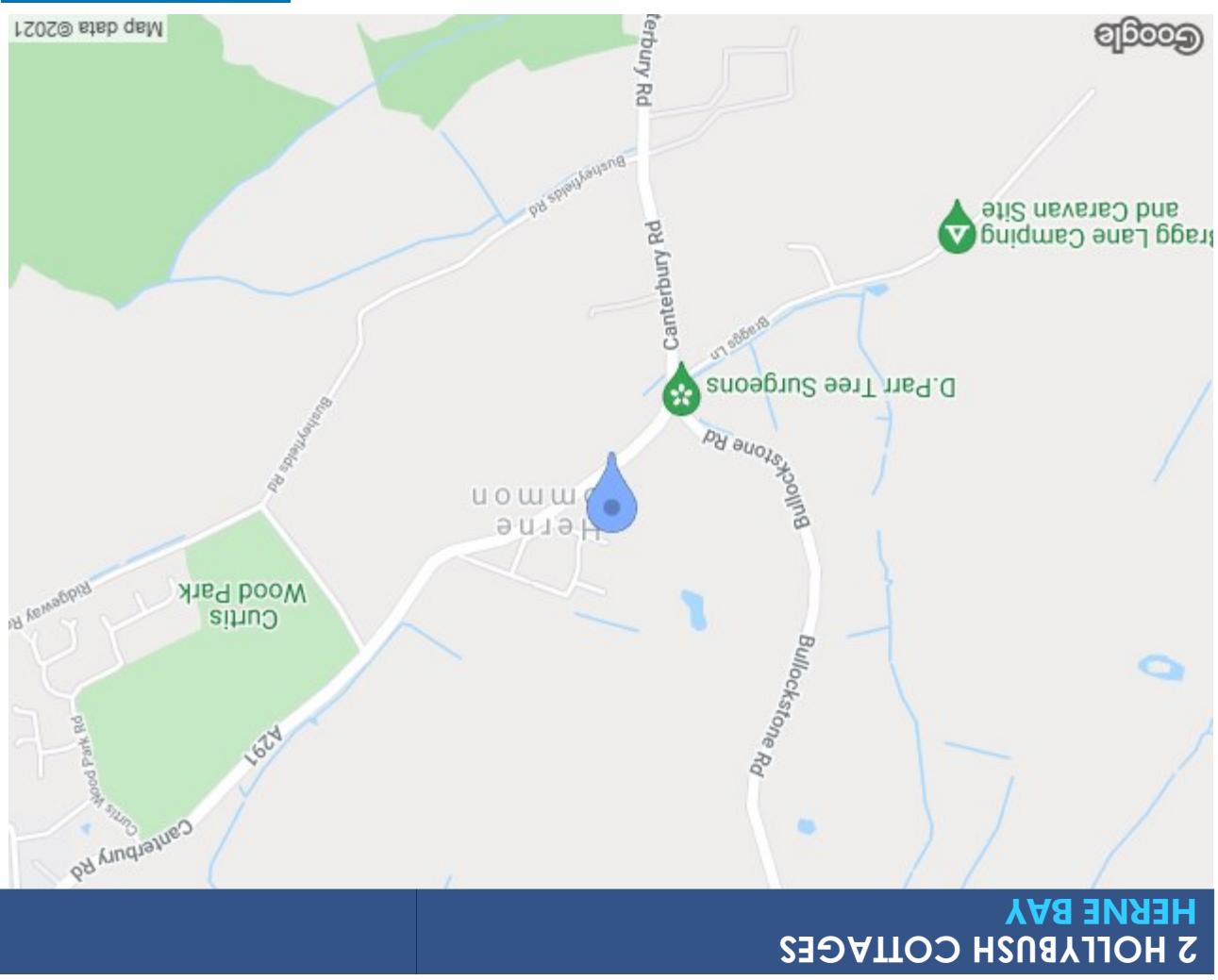
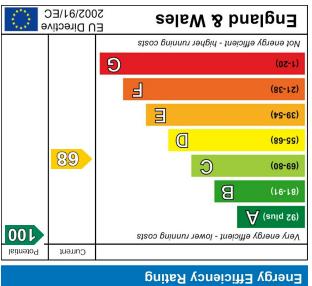


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not carried out a structural survey and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts. For referral fee disclosure please visit: other fixtures or fittings. Lease details, service charges and specific fittings have not been tested. All photographs, measurements, floorplans and descriptions referred to in these sales particulars do not intend to constitute part of an offer or contract. We have 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



2 HOLLYBUSH COTTAGES
HERNE BAY



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2 HOLLYBUSH COTTAGES
HERNE BAY

£250,000

- Semi-Detached Cottage
- Two Bedroom
- Lots Of Potential
- Ideal First Home
- Off Street Parking
- Sunny Aspect Garden
- Chain Free
- Semi-Rural Location

ABOUT

CHARMING CHARACTER COTTAGE IN SEMI RURAL LOCATION...

Miles and Barr are delighted to present to the market this two bedroom Victorian cottage situated on the outskirts of the salubrious village of Herne, nestled between Herne Bay and Canterbury. Internally the cottage is comprised of Two double bedrooms upstairs with family bathroom situated between them and downstairs holds large open lounge dinner with fitted kitchen offering lots of work surface and storage space and giving access out. Externally the property has a driveway to the front with side access leading back to the rear garden, which benefits from being a really secluded tree lined space that is almost directly south facing bathing it in sunlight, with the current owners choosing to make the space low maintenance with paving, summer house and large shed. This charming village boasts a local shop, an excellent primary school, parish church and various other amenities. Bus services run frequently into Herne Bay town and Canterbury providing access to many shopping and leisure facilities. The property is to be offered with NO ONWARD CHAIN, so please contact Sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

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.

DESCRIPTION

Entrance

Kitchen 10'03 x 9'08 (3.12m x 2.95m)

Lounge 21'02 x 10'10 (6.45m x 3.30m)

First Floor

Bedroom 10'02 x 10'10 (3.10m x 3.30m)

Bathroom 10'06 x 4'08 (3.20m x 1.42m)

Bedroom 10'03 x 9'08 (3.12m x 2.95m)

External

Rear Garden

