WILBEE & SON

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34 Mickleburgh Hill, Herne Bay, Kent, CT6 6DT

SPACIOUS AND POPULAR 3 STOREY TERRACED FAMILY HOUSE FORMING PART OF A ROW OF VICTORIAN HOUSES LOCATED ON THE EAST SIDE OF TOWN ,ON BUS ROUTE AND EASY WALKING DISTANCE TO THE LOCAL SHOPS , SCHOOLS ,TOWN CENTRE AND SEA FRONT . THE PROPERTY IS NOW OFFERED AS SEEN AS A BLANK CANVAS HAVING BEEN RECENTLY DE-COMMISSIONED FROM THE ADJOINING LEFT FACING PROPERTIES WHICH UNTIL NOW PROVIDED AMPLE ACCOMMODATION TO THE EXISTING FAMILY RUN CARE HOME , NOW OFFERED FOR SALE ON THE OPEN MARKET ONLY AS PART OF A DOWN SIZING PROGRAMME FOR THE CURENT VENDORS . ALL THE NECESSARY BUILDING REQUIREMENTS HAVE BEEN CARRIED OUT INCLUDING THE INSTALLATION OF A BRAND NEW STAIRCASE UP TO THE FIRST FLOOR . THE ELECTRICAL SYSTEM WILL ALSO CARRY A CURRENT SAFETY CERTIFICATE . A NEW GAS CENTRAL HEATING BOILER HAS RECENTLY BEEN INSTALLED ... AN OPPORTUNITY HERE TO CREATE YOUR VERY OWN LIFESTYLE FAMILY RESIDENCE ..NO FORWARD CHAIN ....

£350,000 Freehold

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Front Reception Room
14'7" into bay window x 14'1" (4.46m into bay window x 4.3m)

Rear Reception Room
12'5" wide x 12'4" deep (3.80m wide x 3.78m deep)
Radiator , power points , useful recess but could easily be removed depending on the proposed use of the room .

Open Plan Kitchen/Breakfast Room
23'11" deep x 11'9" wide (7.3m deep x 3.6m wide)
Stainless steel sink unit ,radiators, power points, 2 separate doors to the side garden leading to the rear garden , Window overlooking the rear garden ,

Cloakroom (off Kitchen)
5'7" x 4'5" (1.71m x 1.36m)
Ideal for Utility room with low level wc suite , pedestal washbasin, radiator,

New Staircase to First Floor Landing
Radiator.

Front Bedroom
14'8" into bay window x 12'9" wide (4.48m into bay window x 3.91m wide)
Radiator ,power points with room suitable for En suite / Dressing room.

En Suite
7'10" x 5'5" (2.4m x 1.66m)
Radiator. New gas wall mounted boiler for central heating and hot water .

Side Bedroom
12'4" x 12'1" (3.78m x 3.7m)
Power points , radiator,

En Suite
5'3" x 4'10" (1.61m x 1.49m)
low level wc suite, radiator, pedestal wash basin .

Inner Landing
Radiator

Bathroom/wc
8'8" max width x 8'0" (2.66m max width x 2.46m)
Panelled bath with mixer tap ,low level wc suite , pedestal wash basin , radiator .

South Facing Back Bedroom
12'7" x 11'8" (3.86m x 3.56m)
Radiator ,power points , low wc suite , with room suitable for En- Suite or Dressing Room .

En suite /Dressing Room
8'0" x 5'1" (2.44m x 1.56m)

Stairs to Second Floor
Fire door and 15 stairs (0.75m wide) leading to top floor .

Kitchen Area
Sink unit with water heater , roof light ,radiator , power points , walking cupboard ,

South facing Bedroom
15'1" x 12'2" (4.6m x 3.73m)
radiator , power points

Rear Garden
32'1" x 20'0" approx (9.78m x 6.10m approx)
Useful side access for storage etc

Front Garden
Small raised and enclosed area

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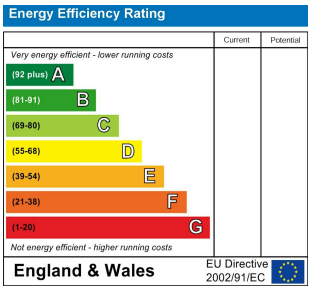

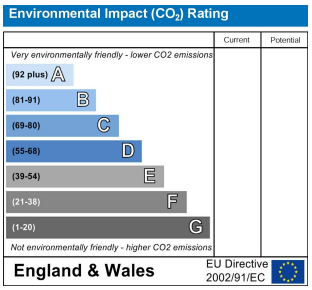

Note:

We have not tested the heating system, electrical appliances or the electric, gas and plumbing systems.

If travelling any distance to view this property it is advisable to check the availability and viewing times before hand. Wilbee & Son, as agents, cannot be held responsible for lost journey times and / or any expenses incurred.

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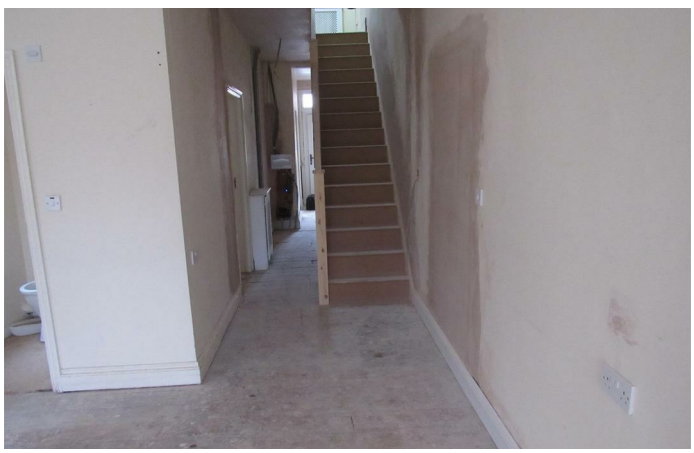
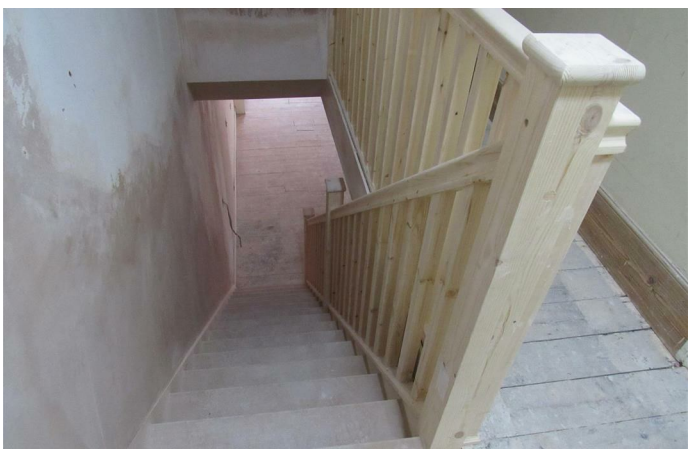

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