



## 8 Mickleburgh Hill, Herne Bay, CT6 6AA



2 Bedroom Detached Bungalow with parking for 2 cars and garden. Gas Central Heating and Double Glazed Windows. Situated close to local shop and Bus Routes. Within walking distance from Town Centre and Sea Front. £1500 per month and deposit £1730 Available mid May council tax band c

**£1,500**



## Front Door

Double glazed front door leading to Porch

## Porch

Door to hallway, power points,

## Hallway

5'4" x 16'0" max (1.649 x 4.882 max)

Power points, radiator, fuse box, loft access, smoke detector

## Lounge

15'10" x 12'0" (4.849 x 3.663)

2 x Radiators, Dual aspect windows, new carpet, Fire place with electric fire, TV point, power points

## Bedroom 1

9'7" x 11'11" (2.930 x 3.653)

Radiator, power points, new carpet

## Bedroom 2

10'6" x 11'11" (3.098 x 3.649)

Radiator, power points

## Bathroom

White suite - Bath with shower over, Basin, low level W/C, part tiled , radiator

## Kitchen

9'10" x 11'9" (2.998 x 3.584)

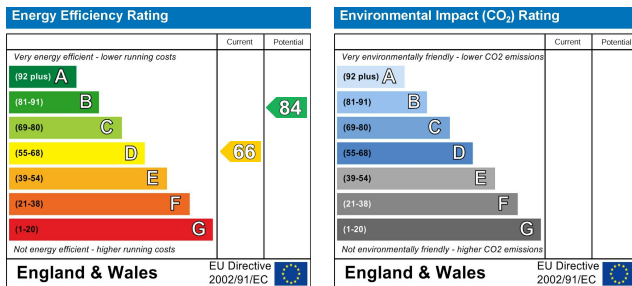
Power points, double glazed door to garden, wood effect units, part tiled, Stainless steel sink, extractor, space for washing machine, fridge freezer and cooker (cooker can be electric or gas)

## Front and Back garden

Front garden grassed , Back garden Grassed with new shed which g=has power

## Parking spaces

To side of the property is a block paved area for 2 cars



**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.

These particulars are issued on the condition that any negotiations respecting the property are through Wilbee & Son. Every care is taken in giving particulars but should any error inadvertently occur or any property found to be previously withdrawn or disposed of, Wilbee & Son do not hold themselves responsible for any expenses or loss of time incurred. Neither the Vendor, nor the Partners or any employee of Wilbee & Son make or give any representation or warranty in relation to the property.

Oyster Financial Services is an appointed representative of Openwork Limited, which is authorised and regulated by the Financial Services Authority





