



15 Mickleburgh Hill, Herne Bay, CT6 6AB



Spacious semi detached period house offered with no forward chain. Bags of potential, currently arranged as 2 self contained flats. Would make a great family home once again. Gas central heating in both flats and double glazing. Possible off road parking subject to p.p. Located close to the local shops, schools, bus route and easy walking distance to the town centre and sea front.



Offers Invited £440,000 Freehold



Entrance Porch

Hall

Power points.

Front Reception Room

16'9" x 12'4" (5.11m x 3.78m)

Radiator. Power points. Replacement sealed unit double glazed sliding sash windows. Fireplace. Opening to

Dining Room

12'5" x 10'11" (3.81m x 3.34m)

Door to hall. Original door to rear at present boarded up. Fireplace. Power points. Radiator.

Rear Hall

Door to garden. Radiator. Power points.

Separate WC

Low level WC suite. Double glazed window.

Bathroom

6'5" x 5'0" (1.98m x 1.53m)

Panelled bath with mixer tap. Heated towel rail. Double glazed window. Pedestal wash hand basin.

Kitchen

17'8" into double glazed bow window x 10'10" (5.39m into double glazed bow window x 3.32m)

Parquet flooring. 2 1/2 moon side wall windows for borrowed light. Oven and hob. Stainless steel sink unit.

Extractor hood. Upright wall radiator. Power points. Door to

Side Extension

15'11" x 7'5" (4.86m x 2.27m)

Backs onto dining room. Door to rear garden. Single glazed window (north facing). Radiator. Power points.

Inner Hallway

Door to rear garden. Door to front garden. Radiator. Power points. Gas boiler for central heating and hot water in recess.

Shower/WC

Shower cubicle with mains unit. Hand basin. Low level WC suite.

Store Room

8'3" x 5'6" (2.52m x 1.68m)

Radiator. Power points. Double glazed window.

Rear Room

8'8" x 6'6" (2.66m x 2m)

Radiator. Power points. Double glazed window overlooking garden. Double glazed side window.

Stairs to First Floor

Split Level Landing

2x radiator. Side window single glazed. Electric meter cupboard.



Back Bedroom

11'11" x 10'10" (3.65m x 3.31m)

(Kitchen @ present) Gas boiler for central heating and hot water. Double glazed north facing window. Radiator. Power points. Water supply.

Bathroom

6'3" x 6'0" (1.93m x 1.84m)

Electric shower over bath. Pedestal wash basin. Double glazed window. Requires modernising.

Separate WC

Low level WC suite. Single glazed window.

Back Bedroom

11'4" x 11'4" (3.47m x 3.47m)

Fireplace. Power points. Cupboard. Single glazed window.

Front Bedroom

13'1" x 16'4" into bay (4m x 5m into bay)

Replacement double glazed sealed unit Victorian style window. Fireplace. Radiator. Power points.

Stairs & Landing

Single glazed window. Storage cupboard.

Front Attic Bedroom

13'1" x 12'0" (4m x 3.66m)

(south facing) 2 partly sloping ceilings. Radiator. Power points.

Back Attic Bedroom

11'9" x 11'5" (3.6m x 3.48m)

(North facing) 2x Partly sloping ceiling. Radiator. Power points.

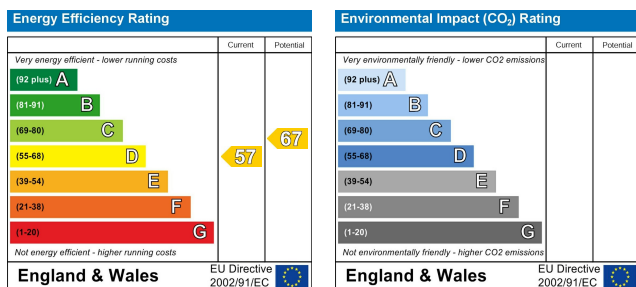
OUTSIDE

Front Garden

Side gate. Potential for off road parking subject to planning permission.

Rear Garden

Mainly laid to lawn. North westerly aspect.



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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