



**36 Mickleburgh Hill, Herne Bay, Kent, CT6 6DT**



Vacant and spacious 3 storey 5 bedroom mid terrace Victorian house recently forming part of an existing nursing home (adjoining this property) legally and approved full planning permission is now granted. Building regulations when granted will only be for commercial and any potential purchaser should contact Canterbury City Council for advice .....

Some prior to marketing de-conversion works have been completed by the current vendors which include remedial electrical improvements , gas central heating and new boiler installation .Offered with no forward chain .East central location handy for local shops , cinema , public swimming pool , schools and directly on the bus route to the town centre and sea front .

**£400,000 Freehold**



### Enclosed Entrance Porch

Consumer

### Entrance Hall

### Front Reception Room

14'7" into bay x 14'4" at widest (4.47m into bay x 4.37m at widest )  
Radiator , power points .

### Back Bedroom Reception (south)

12'4" depth x 11'8" (3.77m depth x 3.57m )  
Water supply , power points, radiator. Part of this room has been sectioned off to form a Cloakroom /wc coming off the hallway .

### Cloakroom/wc

5'7" depth x 3'11" (1.71m depth x 1.20m )  
No window ,

### Kitchen /Breakfast Room

30'1" depth x 11'6" (9.19m depth x 3.53m )  
Cupboard housing new gas boiler , cupboard understairs housing gas meter .2 radiators , power points , stainless steel sink , south facing window overlooking the rear garden ,2 additional side windows ,

### Stairs to First Floor

### Extensive Landing

power point, ,this landing area covers the storage cupboard and the door to the inner hallway with the staircase to the 2nd floor.

### Bathroom/wc

8'5" max depth x 8'3" (2.59m max depth x 2.53m )  
High Pan wc ,wash basin , panelled bath, ,access to roof space .

### Bedroom( middle)

12'4" x 8'3" (3.76m x 2.54m )  
Radiator , power points,

### Back Bedroom (south)

11'7" x 10'11" (3.55m x 3.34 )  
Radiator , power points .

### Inner Landing (appears as a storage area )

8'11" x 2'11" (2.72m x 0.91m )  
This area was part of the (south )side bedroom .

### Side Bedroom (South)

11'8" x 9'0" (3.58m x 2.76m )  
Power points , radiator .

### Front Bedroom (north)

14'8" into bay x 12'9" (4.48m into bay x 3.89m )  
Radiator power points ,

### Newly Installed staircase to 2nd floor



### Attic Bedroom

14'11" x 14'2" (4.56m x 4.33m )

Sloping ceiling (head height restriction applies ) ,velux roof window with fitted blind ,radiator, ample power points , south facing window with roof top views and beyond , deep eaves roof storage with low head space , lighting .

### Rear Garden

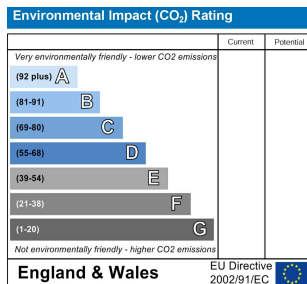
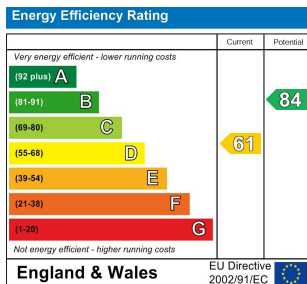
Approx 30 feet depth , some newly and recently installed boundary fencing , large fruit tree, lawn, side entrance,

### Front Garden

Small enclosed lawn area .Steps up to the front door .



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### Note:

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

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