



26 Herne Street, Herne Bay
£299,000

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Step into the allure of this recently refurbished 2-bedroom period cottage in Herne, a village steeped in charm. The living room welcomes you with a comforting log burner, seamlessly marrying modern comfort with timeless character. The ground floor boasts a modern bathroom and a kitchen that effortlessly blends contemporary functionality with classic style.

This cottage holds a unique feature – a tanked cellar, offering versatile potential as an additional room. Upstairs, two well-appointed bedrooms provide peaceful retreats, flooded with natural light. Outside, a nicely sized rear garden beckons for al fresco moments and outdoor relaxation.

Perfectly situated in Herne, this cottage is a haven that beautifully captures the essence of history, comfort and tranquillity, making it an ideal home for those seeking the idyllic charm of village living.

The vendor advises that they currently rent a parking space a stones throw away from the property for £60 per month.

Identification checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We use a specialist third party service to verify your identity. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.



**Entrance**

Leading to

Kitchen

11' 0" x 9' 7" (3.35m x 2.92m)

Lounge

11' 2" x 11' 2" (3.40m x 3.40m)

Bathroom

7' 6" x 5' 7" (2.29m x 1.70m)

Lower Ground Floor

Leading to

Cellar

11' 0" x 10' 4" (3.35m x 3.15m)

First Floor

Leading to

Bedroom

9' 7" x 8' 5" (2.92m x 2.57m)

Bedroom

11' 5" x 11' 10" (3.48m x 3.61m)





GROSS INTERNAL AREA
 FLOOR 1 119 sq.ft. FLOOR 2 256 sq.ft. FLOOR 3 232 sq.ft.
 TOTAL : 608 sq.ft.
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure