



## 44 Mickleburgh Hill, Herne Bay

In Excess of £450,000



# 44 Mickleburgh Hill

Herne Bay, Herne Bay

FIVE BEDROOM PERIOD END OF TERRACE HOME | NA CENTRAL LOCATION Miles and Barr are delighted to present to the market this spacious five-bedroom Victorian end of terrace house which is situated close to local amenities and main bus routes in central Herne Bay, on Mickleburgh Hill. Internally the accommodation upstairs is comprised of three generously sized double bedrooms, and two single rooms, with family bathroom completing the floor. Downstairs holds large bay fronted lounge that is open to the dining room, moving back there is a breakfast room with an all fuel burner separating this and the kitchen, which is modern fitted and has ample storage space and work surface, with a single story extension that is used as a gym to the rear most giving access to the garden which is mostly laid to lawn and almost directly south facing making it a real sun trap, with alley way from Herne Drive giving access to the garden. The location is ideally located for access to transport links, shops and schools as well as being within walking distance to all the town has to offer including the seafront! Please contact Sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

Council Tax band: D

Tenure: Freehold

- Victorian End Of Terrace
- Three Reception Rooms
- Five Bedrooms
- Sunny South Facing Rear Garden
- Close To Local Amenities







### Entrance Hall

### Lounge

Dimensions: 4.97 x 4.01 (16'3" x 13'1").

### Dining Room

Dimensions: 3.73 x 3.56 (12'2" x 11'8").

### Breakfast Room

Dimensions: 5.09 x 3.29 (16'8" x 10'9").

### Kitchen

Dimensions: 3.72 x 3.34 (12'2" x 10'11").

### Gym

Dimensions: 3.95 x 2.43 (12'11" x 7'11").

### First Floor

### Bedroom One

Dimensions: 4.91 x 3.59 (16'1" x 11'9").

### Bedroom Two

Dimensions: 3.74 x 3.56 (12'3" x 11'8").

### Bedroom Three

Dimensions: 3.51 x 3.26 (11'6" x 10'8").

### Bedroom Four

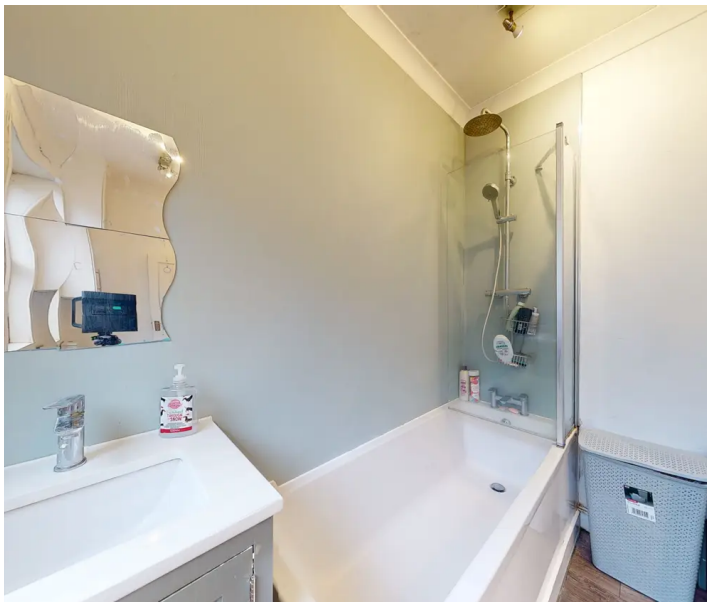
Dimensions: 2.88 x 1.67 (9'5" x 5'5").

### Bedroom Five

Dimensions: 2.34 x 1.80 (7'8" x 5'10").

### Bathroom

Dimensions: 3.21 x 2.35 (10'6" x 7'8").





GROSS INTERNAL AREA  
 FLOOR 1: 916 sq. ft, FLOOR 2: 799 sq. ft  
 EXCLUDED AREAS: , DECK: 195 sq. ft  
 TOTAL: 1715 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 company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)