



77 Mickleburgh Hill, Herne Bay

In Excess of £400,000





# 77 Mickleburgh Hill

Herne Bay, Herne Bay

TWO BEDROOM DETACHED BUNGALOW WITH GARAGE IN POPULAR LOCATION.....Miles and Barr are delighted to present to the market this charming Two Bedroom detached bungalow with garage, located on Mickleburgh Hill, Beltinge, Herne Bay. You enter the home into porch, which leads into the hallway, with two generously sized bedrooms to the front of the home, separate cloakroom and bathroom large light and airy lounge to the rear, with fitted kitchen with space for breakfast table, and large conservatory off of the back. There is a generously sized garden to the rear that is mostly laid to lawn with mature borders. The home is completed by driveway to the front that gives access to the garage. Finding itself in the beautiful Beltinge Village, the location is an ideal epicentre for all there is to enjoy in Herne Bay and the wider area by extension. The home finds itself a short walk from shops, hospital and bus stops that give easy access to all of Herne Bay, Whitstable, Margate, Ramsgate and even the Cathedral City of Canterbury. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

Council Tax band: C

- Popular Locaiton
- Detached Bungalow
- Close To Transport Links
- Garage And Off Street Parking
- Two Generously Sized Bedrooms







**Porch**

**Bedroom**

Dimensions: 3.05 x 2.74 (10'0" x 8'11").

**Bedroom**

Dimensions: 3.35 x 3.35 (10'11" x 10'11" ).

**Bathroom**

Dimensions: 1.83 x 1.22 (6'0" x 4'0").

**w/c**

**Lounge**

Dimensions: 4.60m x 3.78m (15'01 x 12'05).

**Kitchen**

Dimensions: 3.96 x 2.44 (12'11" x 8'0").

**Conservatory**

Dimensions: 3.66 x 2.74 (12'0" x 8'11").

**Garage**

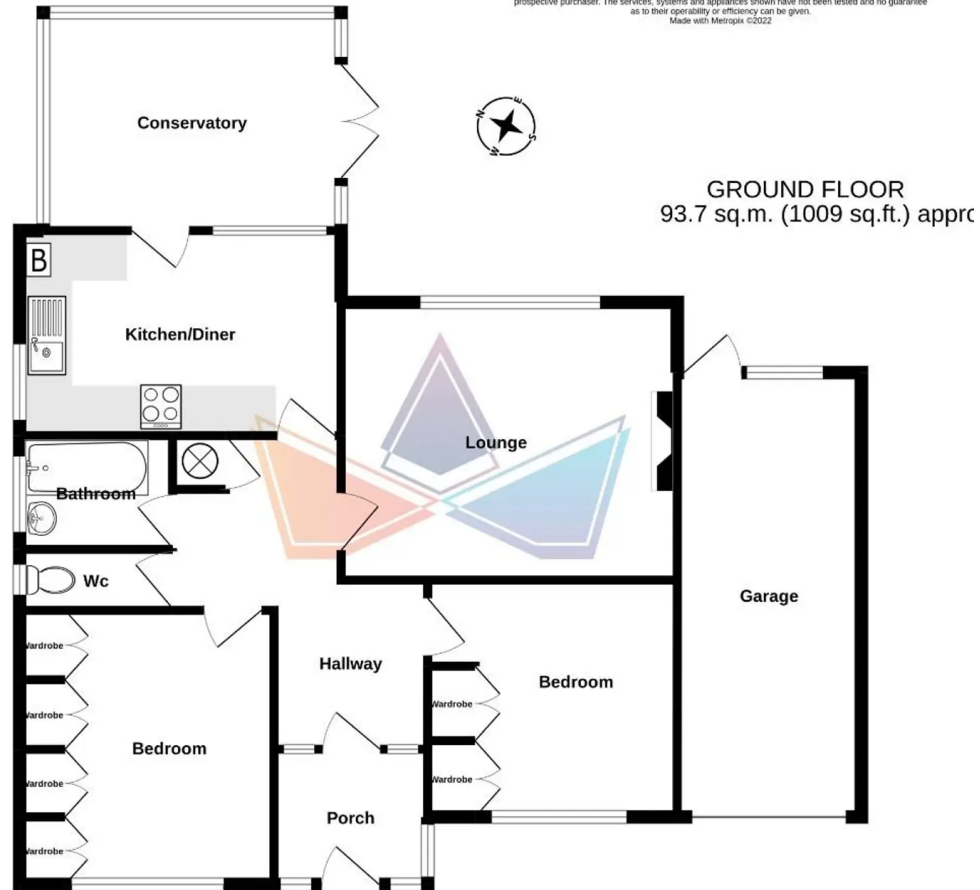
**External**

**Rear Garden**



TOTAL FLOOR AREA : 93.7 sq.m. (1009 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## 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)