



76 Blackburn Road, Herne Bay
£275,000

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For sale by Modern Method of Auction; Starting Bid Price
£300,000 plus Reservation Fee.

This three/four bedroom semi detached house is being offered to the market chain free. Located in close proximity to local amenities and transport links. This is a must see property as it has many options for a growing family. Internally it boasts hallway leading to kitchen, utility, bedroom/study, lounge/diner and rear garden. Upstairs you have landing leading to three double bedrooms one with en-suite and family bathroom. To the front is off road parking for two cars.

Auctioneer Comments:

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided. The buyer will pay £300 inc VAT for this pack which you must view before bidding. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.2% of the purchase price inc VAT, subject to a minimum of £6,000 inc VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450. These services are optional.





Entrance

Leading to

Lounge/Diner

20' 3" x 12' 2" (6.18m x 3.72m)

Reception/Home Office/Bedroom

8' 7" x 7' 8" (2.61m x 2.34m)

Kitchen

12' 11" x 8' 2" (3.93m x 2.49m)

Utility

8' 3" x 5' 2" (2.52m x 1.57m)

WC

4' 9" x 2' 11" (1.46m x 0.88m)

First Floor

Leading to

Bedroom

18' 4" x 11' 6" (5.60m x 3.50m)

En-suite

5' 4" x 4' 3" (1.62m x 1.30m)

Bedroom

10' 5" x 9' 1" (3.17m x 2.77m)

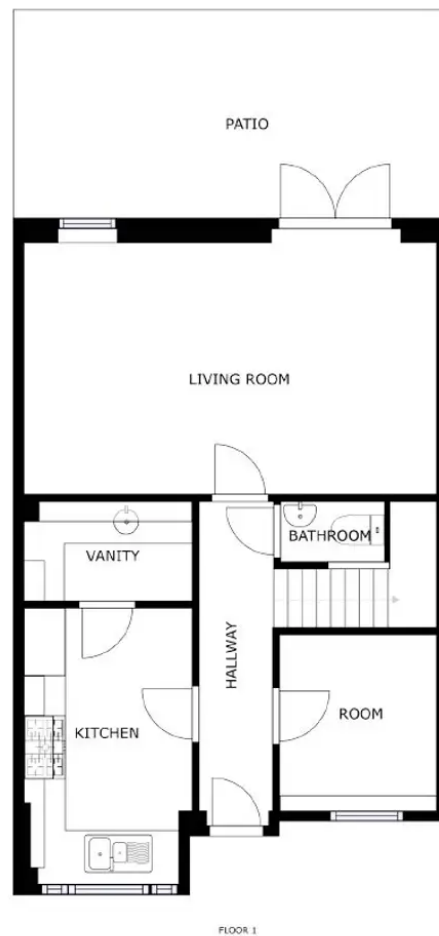
Bedroom

10' 11" x 10' 6" (3.33m x 3.19m)

Bathroom

6' 0" x 5' 6" (1.82m x 1.68m)





GROSS INTERNAL AREA
 FLOOR 1: 602 sq ft, FLOOR 2: 544 sq ft
 TOTAL: 1146 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY



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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