



54 Stanley Road, Herne Bay
£275,000

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CHAIN FREE EXTENDED TWO BEDROOM VICTORIAN TERRACE WITH SUNNY ASPECT GARDEN...

Miles and Barr are delighted to present to the market this charming two-bedroom Victorian terrace located centrally on Stanley Road, Herne Bay. Internally the home is comprised of two double bedrooms, separate cloakroom with family bathroom to the rear of the home with bath and shower. Downstairs is a stylish bay fronted open lounge diner with fireplace, and modern fitted kitchen to the back that is open to a conservatory extension that is utilised as a dining room which is an extremely bright and airy room due to the westerly aspect.

The outside space is a low maintenance courtyard, ideal for enjoying the sun, with an office that has been added at the end of the garden with power running to it. The location is perfect for access to all the town has to offer, being a short walk from Seafront, Town Centre and transport links including the Train Station, as well as highly regarded Primary and Infant Schools.

Please contact Sole agent Miles and Barr for more information or to organise your personal viewing appointment today.

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





Entrance

Leading to

Lounge/Dining Room

25' 3" x 10' 5" (7.70m x 3.18m)

Kitchen

14' 9" x 7' 7" (4.50m x 2.31m)

Dining Room/Conservatory

14' 1" x 7' 7" (4.29m x 2.31m)

Bedroom

12' 10" x 11' 6" (3.91m x 3.51m)

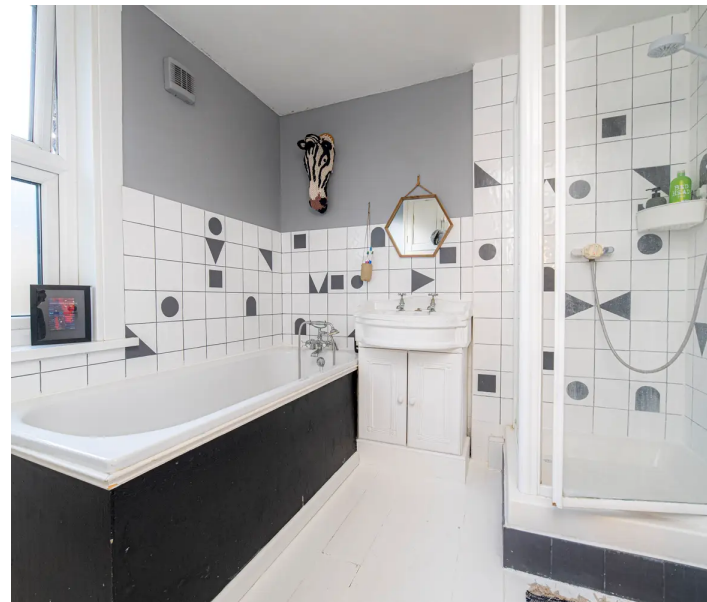
Bedroom

11' 4" x 8' 5" (3.45m x 2.57m)

Bathroom

With Bath, Shower and Hand Wash Basin

Cloakroom





FLOOR 1
FLOOR 2

GROSS INTERNAL AREA
FLOOR 1: 568 sq. ft, FLOOR 2: 434 sq. ft
EXCLUDED AREAS: , PATIO: 607 sq. ft
TOTAL: 1002 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