



1a Kings Road, Herne Bay
£170,000

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FREEHOLD SUCCESSFUL HOLIDAY LET IN A CENTRAL POSITION OFFERED CHAIN FREE...

Miles and Barr are delighted to present this Two-bedroom freehold property ideally situated just a short distance from the town centre with easy access to local shops, cinema and leisure centre. the property is well decorated throughout and is deceptively spacious with large lounge, kitchen diner tot he rear with family bathroom and two well proportioned bedrooms upstairs with the large period windows make it a very light and spacious home.

The home would be ideal for first time buyers or investors, with the current owner having recently used it as a popular holiday let with stay's booked we into the year, making it a real turn key investment opportunity. The home is situated within comfortable walking distance to all Herne Bay has to offer, including schools, train station, sea front and the high street with it's shops, cafe's bars and restaurants.

For more information or to organise your personal viewing appointment please contact sole agents Miles and Barr today.

For sale by Modern Method of Auction; Starting Bid Price £170,000 plus Reservation Fee.

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





Entrance
Leading to

Lounge
16' 7" x 13' 6" (5.05m x 4.11m)

Kitchen/Diner
16' 7" x 10' 4" (5.05m x 3.15m)

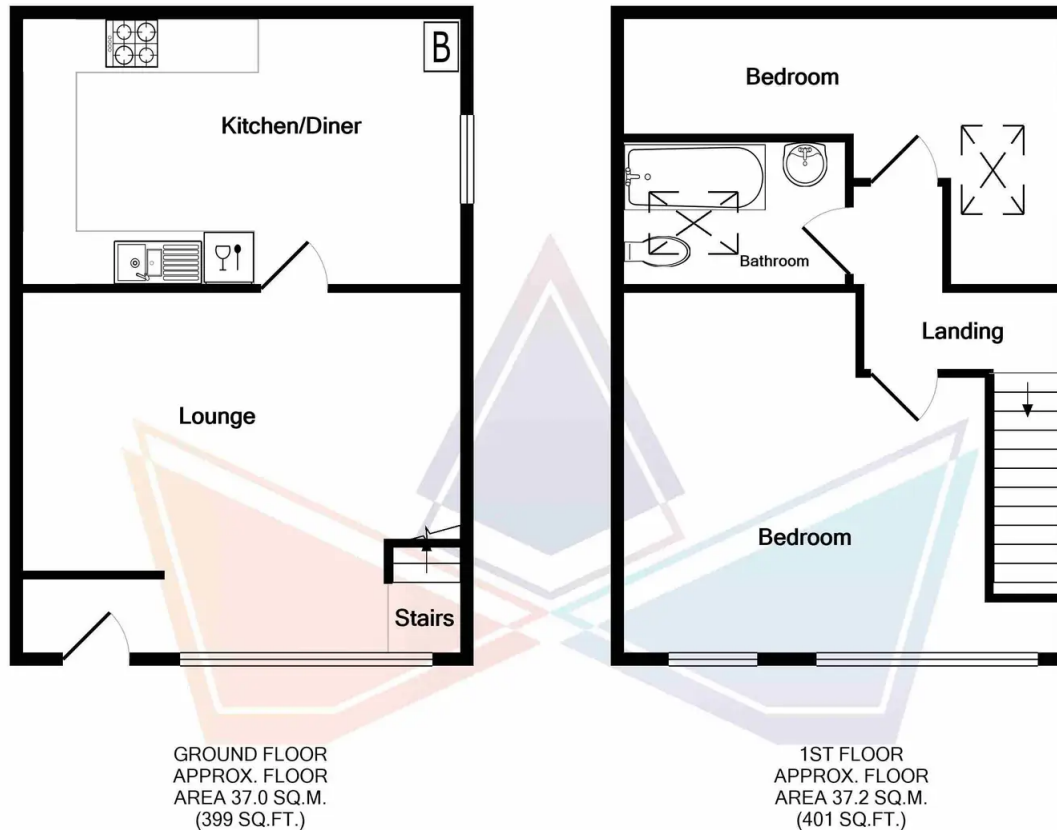
First Floor
Leading to

Bathroom
8' 2" x 5' 2" (2.49m x 1.57m)

Bedroom
13' 7" x 13' 4" (4.14m x 4.06m)

Bedroom
16' 7" x 9' 10" (5.05m x 3.00m)





The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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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 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