



20 Stanley Road, Herne Bay
£300,000



20 Stanley Road

Herne Bay, Herne Bay

THREE BEDROOM VICTORIAN TERRACE WITH SUNNY ASPECT GARDEN IN THE HEART OF TOWN...

Miles and Barr are delighted to present to the market this charming three-bedroom Victorian terrace located centrally on Stanley Road, Herne Bay. Internally the home is comprised of two double bedrooms, a large single bedroom and family bathroom completing the upstairs. Downstairs is a stylish bay fronted open lounge diner with 5kw fireplace which heats the room quickly on cold winter days. A breakfast room and modern fitted kitchen, with a new sink and worktops, 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. 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 purchase, which is paid in advance, when an offer is





Entrance

Leading to

Lounge

12' 11" x 10' 7" (3.93m x 3.23m)

Dining Room

11' 3" x 8' 4" (3.42m x 2.53m)

Breakfast Room

12' 3" x 10' 0" (3.74m x 3.06m)

Kitchen

10' 3" x 8' 7" (3.12m x 2.62m)

First Floor

Has Been Freshly Painted With a New Carpet.

Bedroom

13' 6" x 11' 4" (4.11m x 3.45m)

Bedroom

11' 3" x 8' 4" (3.42m x 2.53m)

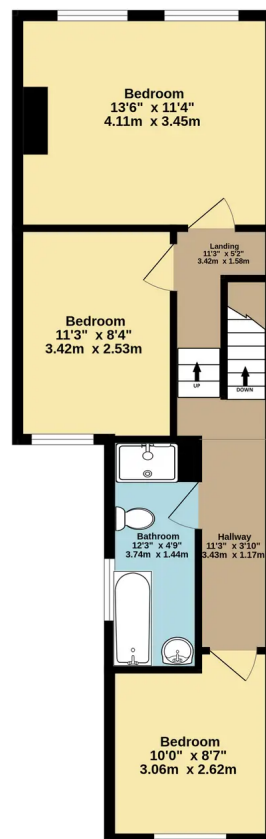
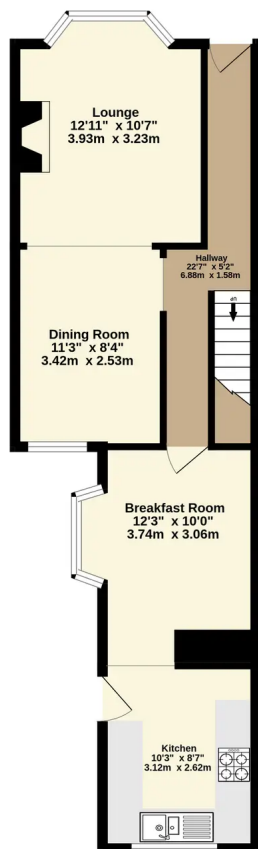
Bathroom

With a Low Profile Double Shower With an Overhead "Rainforest Type" Shower Head.

Bedroom

10' 0" x 8' 7" (3.06m x 2.62m)





TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) 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 reliability or efficiency can be given.
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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