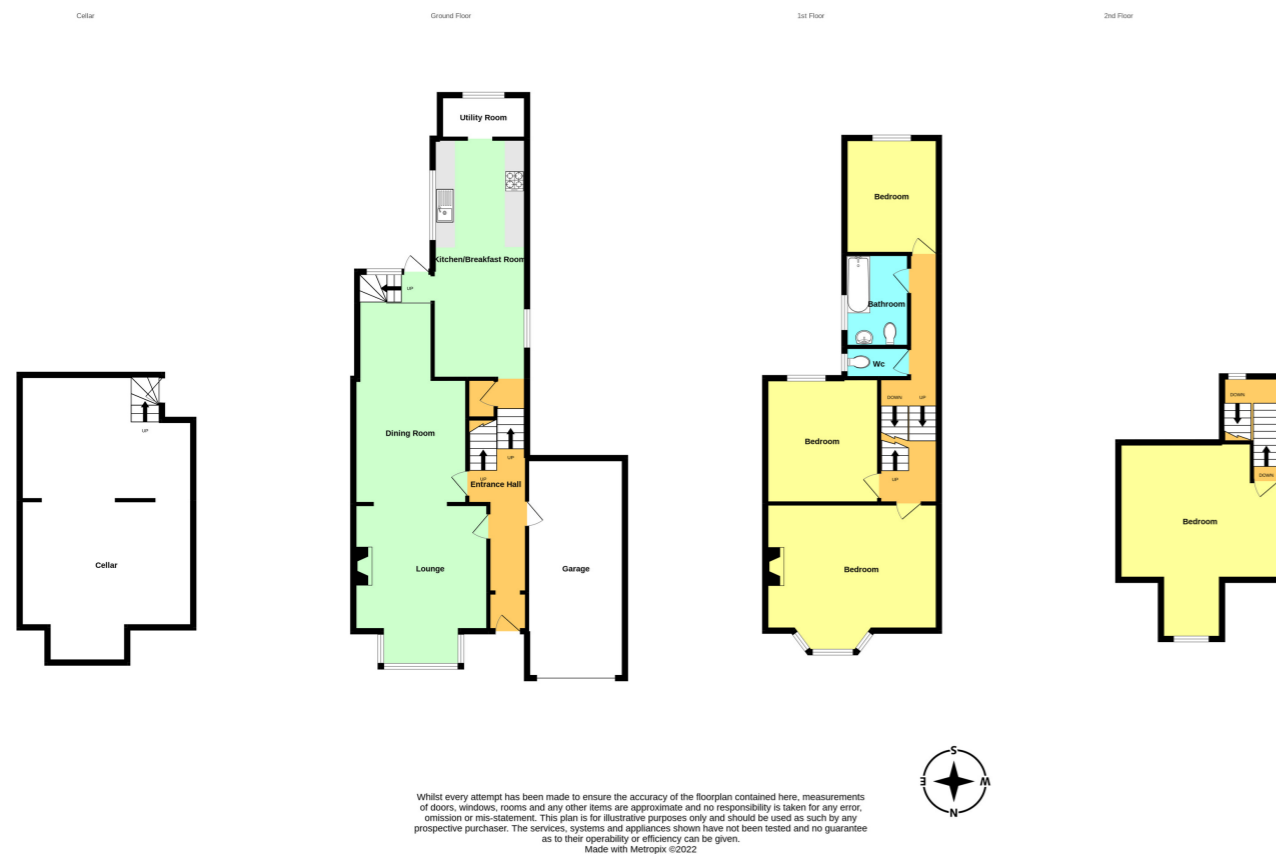




# Kimber Estates



2 Mortimer Street, Herne Bay, Kent, CT6 5PH

£375,000 Freehold

Rarely available this spacious Victorian end of terrace home with attached garage is located central to Herne Bay with its beautiful sea front, promenade and historic bandstand within strolling distance. This four bedroomed town house is arranged over three floors with stairs from the hallway leading to a cellar ideal for storage or converting into a great living space. The living area on the ground floor offers plenty of room with open plan lounge/diner, kitchen/diner both leading to the rear garden. On the first and 2nd floor are four bedrooms all of great size with master bathroom. The town centre, railway station with high speed trains are all walking distance away with shops and amenities a stones throw from your door step. A viewing comes highly recommended to appreciate the size of this great family home.



## GROUND FLOOR

### Reception Hall

Front entrance door, door to garage.

### Lounge

12' 2" x 14' 3" (3.71m x 4.34m) Double glazed bay window to front, log burner, radiator.

### Dining Room

10' 9" x 11' 5" (3.28m x 3.48m) Double glazed window to rear, steps to kitchen, double glazed door to garden.

### Kitchen

22' 9" x 8' 11" (6.93m x 2.72m) Double glazed window to side, range of fitted wall and base units, radiator, built in gas hob and electric oven with extractor canopy hood over, double glazed door to side leading to garden.

### Utility Room

4' 1" x 8' 2" (1.24m x 2.49m) Double glazed window to rear, radiator.

### Cellar

Large room with plenty storage space.

## FIRST FLOOR

### First Floor Landing

Loft hatch, double glazed window to rear.

### Separate WC

Double glazed frosted window to side, low level WC, wash hand basin, heated towel rail, partially tiled walls.

### Bedroom Three

8' 9" x 10' 9" (2.67m x 3.28m) Double glazed window to rear, radiator.

### Bathroom

Double glazed frosted window to side, panelled bath, wash hand basin, low level WC, radiator, partially tiled walls.

### Bedroom One

14' 1" x 16' 4" (4.29m x 4.98m) Double glazed bay window to front, double glazed window to front, radiator.

### Bedroom Two

11' 1" x 11' 8" (3.38m x 3.56m) Double glazed window to rear, radiator.

## SECOND FLOOR

### Bedroom Four

18' 6" x 15' 4" (5.64m x 4.67m) Double glazed window to front, two radiators.

## OUTSIDE

### Rear Garden

Enclosed rear garden, mainly laid to lawn, paved patio area.

### Front Garden

Area of enclosed frontage with path leading to front door.

### Garage

Door to side leading to reception hall.

## COUNCIL TAX BAND D

## NB

At the time of advertising these are draft particulars awaiting approval of our sellers.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		44	75
England, Scotland & Wales		EU Directive 2002/91/EC	