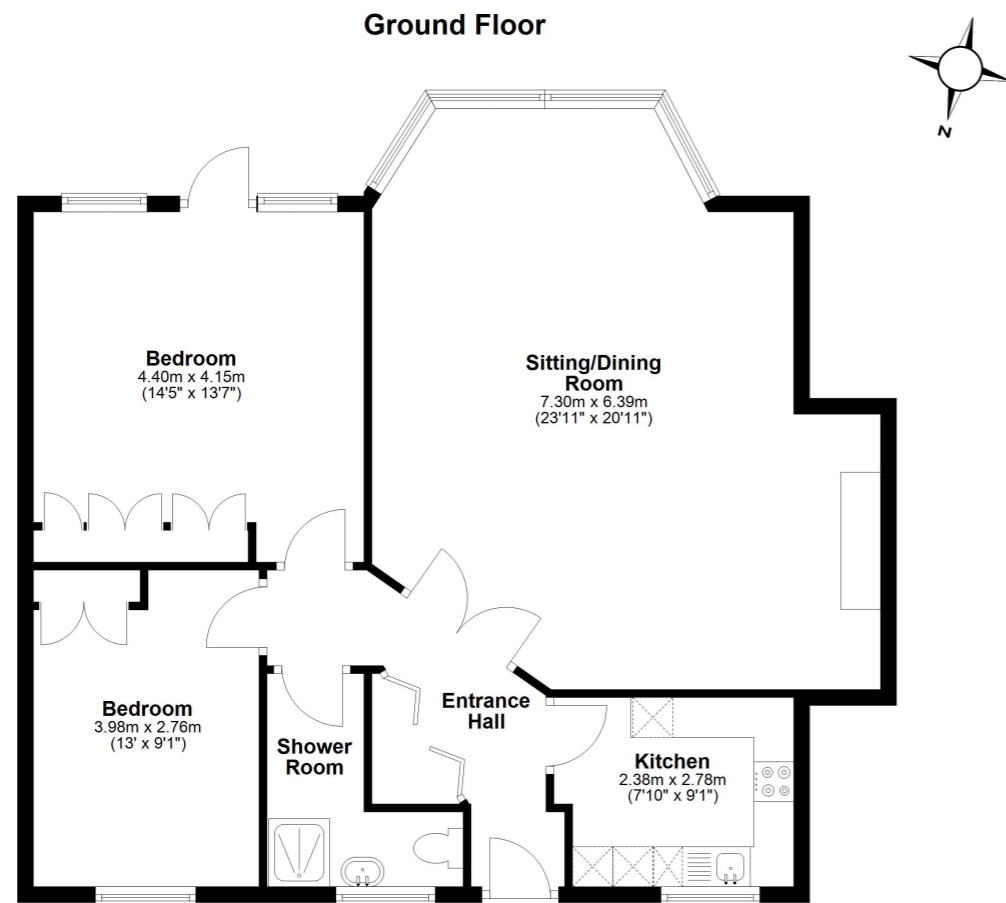




Kimber Estates



Total area: approx. 88.9 sq. metres (956.7 sq. feet)
166 Mickleburgh Hill, Herne Bay



166 Mickleburgh Hill, Herne Bay, Kent, CT6 6JZ

£335,000 Freehold

Few properties can claim to be truly individual in the property market, but this home undoubtedly stands out. From the outside, it's challenging to grasp the spaciousness it offers. The rear garden is perfectly sized, ensuring you have ample space without requiring extensive upkeep, leaving you free to explore all that Herne Bay has to offer. Located at the top of Mickleburgh Hill, the charming Beltinge village is just a short walk away. With regular bus service and variety of shops, all your daily needs are easily met. At the rear of the property, a garage en-bloc provides additional convenience, whether for car storage or extra space. Inside, the layout is impressive. The kitchen seamlessly connects to a beautifully presented lounge/diner, featuring many original details. This area leads to two well-appointed bedrooms and a bathroom. A viewing is highly recommended to truly appreciate the unique charm and appeal of this bungalow.



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Ground Floor

Entrance Hall

Double glazed front entrance door, storage cupboard.

Bedroom One

14' 5" x 13' 7" (4.39m x 4.14m) Double glazed windows to rear, door to rear leading to the garden, fitted wardrobes.

Sitting/Dining Room

23' 11" x 20' 11" (7.29m x 6.38m) Double glazed bay window to rear, ornate fireplace, radiator.

Bedroom Two

13' 0" x 9' 1" (3.96m x 2.77m) Double glazed window to front, fitted wardrobe, radiator.

Shower Room

Walk in shower, low level WC, pedestal wash hand basin, heated towel rail, double glazed frosted window to front, partially tiled walls.

Kitchen

7' 10" x 9' 1" (2.39m x 2.77m) Matching wall and base units, tiled splash backs, stainless steel sink and drainer unit, four gas burner hob, oven, space for washing machine, space for dishwasher, space for fridge freezer, double glazed window to front.

Outside

Rear Garden

Patio area, laid to lawn, side access.

Garage En-Bloc

Middle garage in bloc, allocated parking.

Council Tax Band C

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		85
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	