

KE



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

Offers In Excess Of £325,000

- Four Double Bedrooms with Original Features
- End Of Terrace Victorian Home
- Garage with Access From House
- Spacious Living Accommodation
- Centrally Located
- Accessible Cellar with Plenty Storage and Potential to Convert

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2 Mortimer Street, Herne Bay CT6 5PH

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.



Council Tax Band:



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.

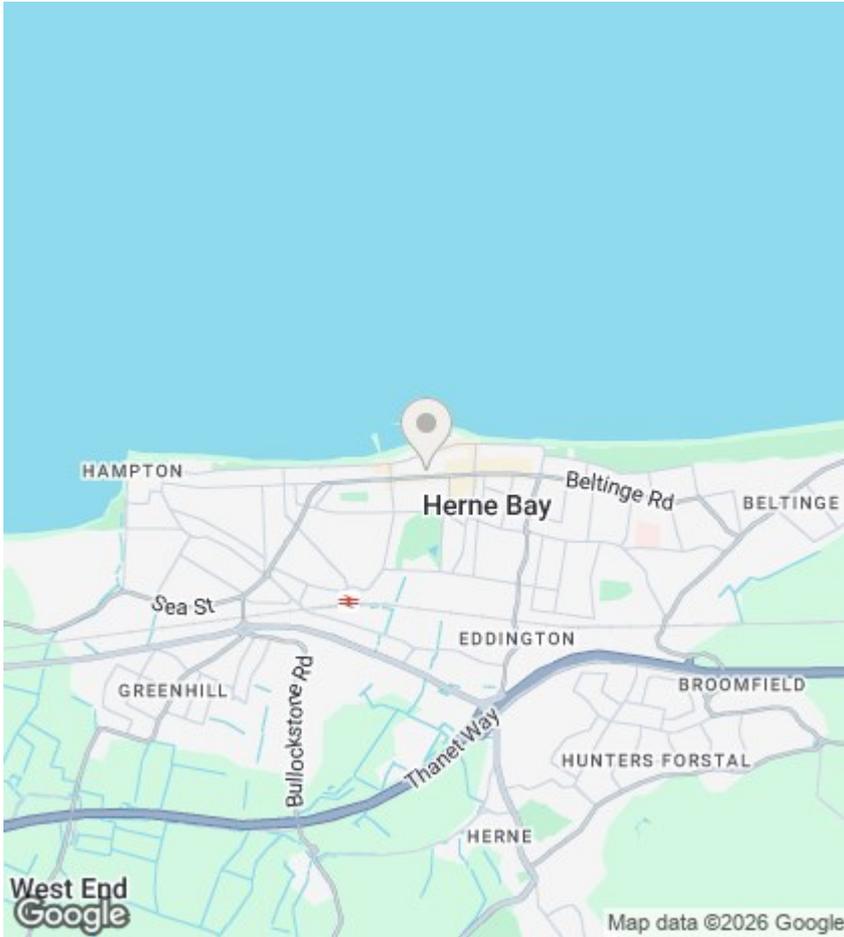
COUNCIL TAX BAND D

NB

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

Full Description

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Viewings

Viewings by arrangement only. Call 01227 389 998 to make an appointment.

EPC Rating:

E

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

Cellar

Ground Floor

1st Floor

2nd Floor



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 operability or efficiency can be given.
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