

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (93 kWh)
	B (81-91)
	C (69-80)
	D (55-68)
	E (43-54)
	F (31-42)
Not energy efficient - higher running costs	G (21-30)
Current	71
Possible	39

TOTAL APPROX. FLOOR AREA 78.9 SQ.M (850 SQ.FT.)
Made with Mapbox (2020)



11 BARRINGTON CRESCENT
BIRCHINGTON



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BIRCHINGTON

£290,000

- Two Double Bedrooms
- Quiet Tucked Away Location
- 19ft Modern Fitted Kitchen Diner
- Generous Rear Gardens
- Garage & Further Off Street Parking
- 18ft Lounge
- Neutrally Decorated Throughout
- No Onward Chain

LOCATION

Birchington was once considered 'the epitome of modest'. That statement may still be considered. Understated opulence; a wealth of late Victorian and Edwardian properties stand alongside flint or cliff-top cottages - Birchington really does have something for everyone. An array of bakers, an ice cream parlour and vintage shops make Birchington the perfect village location to base yourself if you still need to commute to the City. Located just minutes from the A299 with a journey of approximately 75 minutes to the O2 Arena and Greenwich. Of course if you'd like a stress-free journey then just take the train from Birchington straight through to London Victoria. Travel in the other direction and just three stops along you'll be able to enjoy the seaside towns of Margate, Broadstairs and Ramsgate. There are a number of schools within the village from nursery through to Secondary education and a doctor's surgery. Those who enjoy sport will find a magnificent 18-hole golf club, windsurfing along Minnis Bay, (not forgetting the atmospheric Minnis Bar & Restaurant) endless miles of promenade for serious runners, gentle beach-top walks or just follow the Viking Trail bike rides. A popular residential area for young families, London commuters, second home purchasers and retired couples.

ABOUT

TWO BEDROOM BUNGALOW IN TUCKED AWAY LOCATION!

Miles & Barr are extremely pleased to be offering this deceptive two bedroom semi-detached bungalow located within the ever popular Barrington Crescent, Birchington. Ideally situated within easy reach of Birchington's main high street, the seafront, train station and all major bus and road routes both in and out of Thanet are also close at hand. Internally the property boasts two double bedrooms, a 19ft modern fitted kitchen diner, a spacious lounge and a bathroom. Externally there is a generous private rear garden with a single garage to the side and further off street parking for three further vehicles. In our opinion this property is in good decorative order throughout, having been recently decorated and new flooring laid by the current owner. The seller has informed us that the property is being offered with NO ONWARD CHAIN and an early internal viewing comes highly recommended!

DESCRIPTION

Entrance Hall

Lounge 18'3 x 11'9 (5.56m x 3.58m)

Kitchen Diner 19'1 x 8'9 (5.82m x 2.67m)

Inner Hallway

Bedroom One 15'1 x 10'1 (4.60m x 3.07m)

Bedroom Two 10'1 x 8'2 (3.07m x 2.49m)

Bathroom 6'9 x 5'5 (2.06m x 1.65m)

Exterior

Rear Garden

Garage

