



TOTAL APPROX. FLOOR AREA 89.7 SQ.M. (966 SQ.FT.)

APPROX. FLOOR AREA 38.6 SQ.M.

APPROX. FLOOR AREA 51.2 SQ.M.

Ground floor made warm measure (G2021)

1ST FLOOR made warm measure (G2021)

2ND FLOOR made warm measure (G2021)

Very energy efficient - lower running costs

Energy efficient

Standard

Below standard

Very poor

Poor

Bad

Very bad

Very poor

PROTECTED
Property mark
PLATINUM MEMBER
2020/2021

PROTECTED
Property mark
GOLD MEMBER
2020/2021

PROTECTED
Property mark
SILVER MEMBER
2020/2021

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PROTECTED

- Chain Free
- Three bedrooms
- Off Road Parking
- Cul-De-Sac location
- Laid to Lawn Garden

ABOUT

For sale by Modern Method of Auction; Starting Bid Price £290,000 plus Reservation Fee...

Family Home | Sought after Cul-De-Sac location | No Chain | Ideal Investment |

Miles and Barr and proud to present this three bed semi detached property. Situated in a quiet road but less than 10 minutes from the sea, this would make an ideal family home or an investment.

The property comprises of a kitchen with a lounge/diner downstairs as well as a downstairs toilet. Upstairs there are two double bedrooms one with built in wardrobes and a single with the family bathroom also upstairs. The home benefits from a front garden, a garage and enough parking for two or three cars. At the rear there is a laid to lawn garden with a patio area, two green houses and a raised flower bed.

This would make a great family home with the ability to put your own stamp on it. Call Miles and Barr to arrange a viewing and avoid disappointment.

This property is for sale by "Regional Auction name powered by iamsold Ltd" or "iamsold Ltd"

LOCATION

The popular seaside town of Whitstable is situated on the stunning North Kent coast, 7 miles north of the historical city of Canterbury and less than 60 miles from central London. With its quaint alley ways, colourful high street and peaceful shingle beaches this town has a lot to offer both residents and holiday makers. This town is famous for its working harbour and oysters, which have been collected in the area since Roman times and celebrated at the annual July Whitstable Oyster Festival.

For entertainment there are excellent water sport facilities, plenty of art galleries, and a wealth of independently run restaurants, boutiques and cafes to enjoy along the vibrant high street. The Crab and Winkle Way, one of the earliest passenger railways and the first ever steam-powered railway in the world, follows the disused railway line between Canterbury and Whitstable, and is now a popular walking and cycle route through woods and countryside.

Road links via the A299 Thanet Way give easy access to the M2 for travel to London and beyond.

Whitstable also has a main line train station providing fast and frequent links into London Victoria (1hr 30 mins) and London St Pancras (1hr 11mins).

DESCRIPTION

Entrance

Kitchen 12'1 x 8'3 (3.68m x 2.51m)

Lounge / Diner 27'3 x 10'5 (8.31m x 3.18m)

WC 5'11 x 2'11 (1.80m x 0.89m)

First Floor

Bathroom 6'10 x 5'3 (2.08m x 1.60m)

Bedroom One 12'6 x 9'8 (3.81m x 2.95m)

Bedroom Two 10'2 x 10'2 (3.10m x 3.10m)

Bedroom Three 9'5 x 7'5 (2.87m x 2.26m)

External

Front Garden

Rear Garden

Garage

Off Street Parking

