

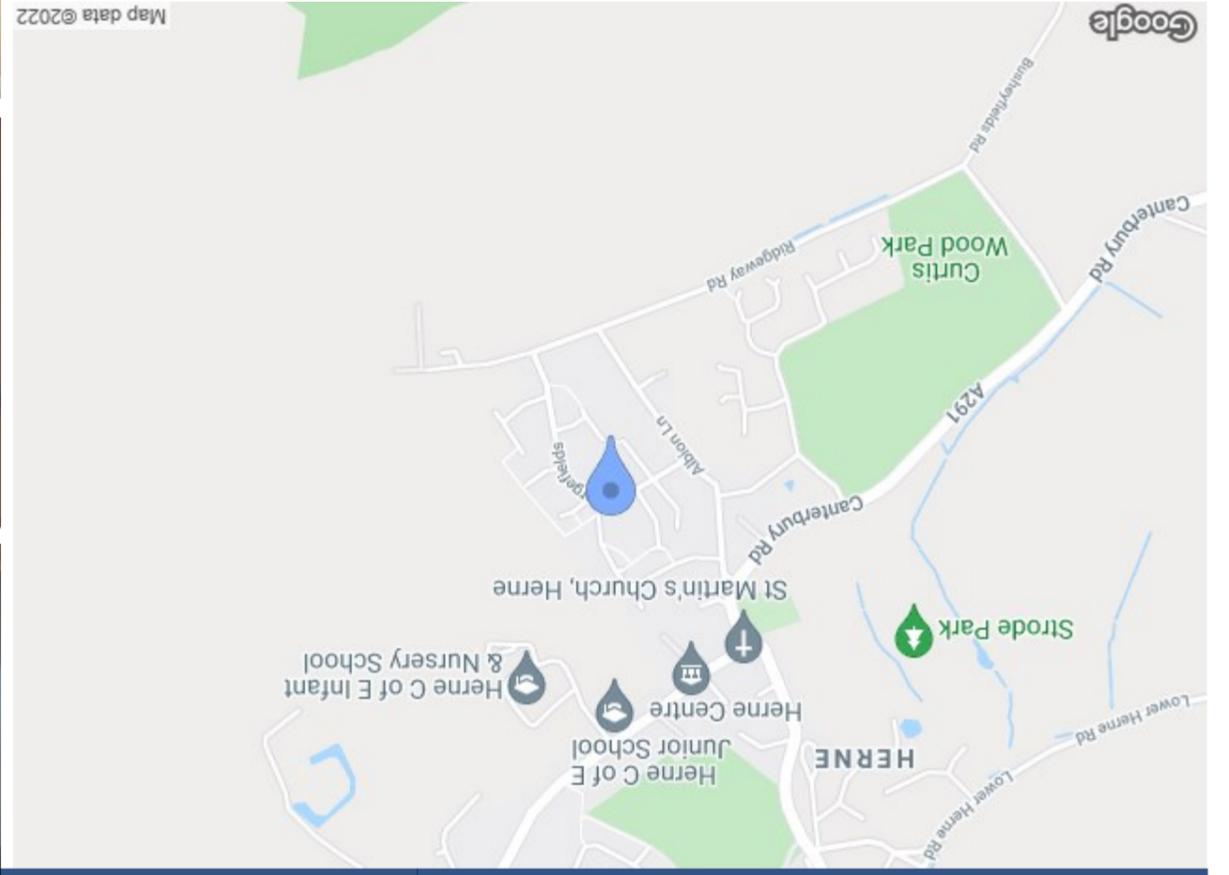
In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and 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



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England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (127 plus)
	B (81-121)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	85
Target	70



STEED CLOSE HERNE BAY



STEED CLOSE
 HERNE BAY

OFFERS IN EXCESS OF £400,000

- No Forward Chain
- Three Bedrooms
- Three Reception Rooms
- Off Road Parking
- Bungalow

ABOUT

NO FORWARD CHAIN.....

Miles and Barr are delighted to bring to the market this large extended semi detached bungalow. Located in the ever popular Herne Village, close to local amenities, nice pubs, schools and transport links makes this a very attractive purchase for a multitude of buyers. Being a bigger than average bungalow you are not wanting for space. Internally the property comprises hallway leading to lounge, kitchen, dining room, Three bedrooms all doubles, en-suite to main bedroom and a further large reception room. Rear garden easily maintainable and two off road parking spaces. This is something we don't envisage being around for long so please call Miles and Barr to book a viewing now, or for first look please view out virtual tour online.

LOCATION

Herne Bay is a popular coastal town benefiting from a range of local amenities including retail outlets and educational facilities. There are also a good range of leisure amenities including rowing, sailing and yacht clubs along with a swimming pool, theatre and cinema. The mainline railway station (approximately 1 mile distant) offers fast and frequent links to London (Victoria approximately 85mins) as well as the high speed service to London (St Pancras approximately 87mins). The town also offers excellent access to the A299 which gives access to the A2/ M2 motorway network. The picturesque town of Whitstable is only 5 miles distant which also enjoys a variety of shopping, educational and leisure amenities including sailing, water sports and bird watching, as well as the seafood restaurants for which it has become renowned. The City of Canterbury is approximately eight miles distant with its Cathedral, theatre and cultural amenities, as well as benefiting from excellent public and state schools. The City also boasts the facilities of a major shopping centre enjoying a range of mainstream retail outlets as well as many individual shops.

DESCRIPTION

Entrance

Hallway

Lounge 14'01 x 10'00 (4.29m x 3.05m)

Kitchen 13'06 x 7'00 (4.11m x 2.13m)

Dining Room 17'01 x 8'05 (5.21m x 2.57m)

Reception Room 19'08 x 8'89 (5.99m x 2.44m)

Bathroom 7'01 x 6'00 (2.16m x 1.83m)

Bedroom One 12'08 x 11'01 (3.86m x 3.38m)

En-Suite 8'01 x 3'03 (2.46m x 0.99m)

Bedroom Two 12'08 x 9'06 (3.86m x 2.90m)

Bedroom Three 9'09 x 9'01 (2.97m x 2.77m)

External

Garden

Off Street Parking

