

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 (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

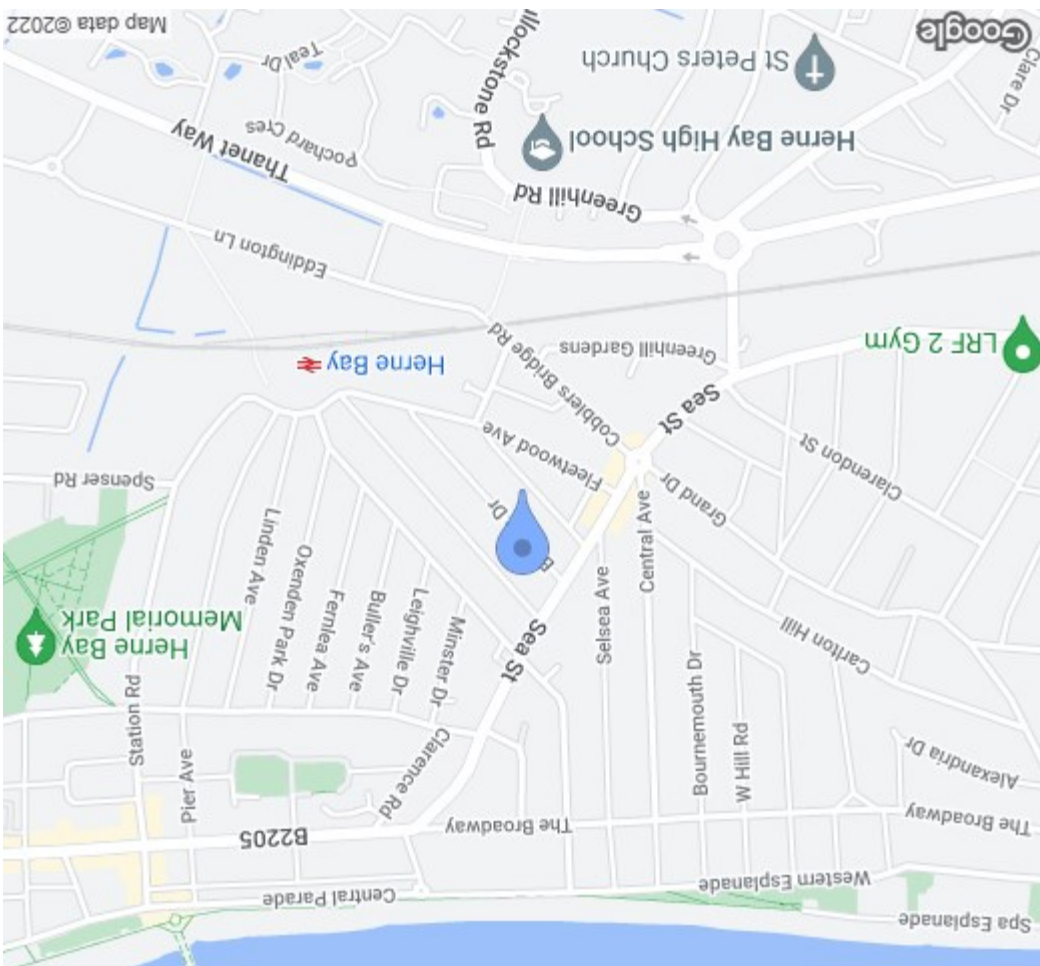


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125 High Street, Herne Bay, Kent, CT6 5LA



Energy Efficiency Rating		Current	Potential
<p>England & Wales EU Directive 2002/91/EC</p> <p>Most energy efficient - higher running costs</p> <p>Very energy efficient - lower running costs</p>	A	81	
	B	57	
	C		
	D		
	E		
	F		
	G		



ST. ANNES DRIVE, HERNE BAY



ST. ANNES DRIVE
HERNE BAY

£360,000

- Semi Detached
- Three Bedrooms
- Close to Train Station
- Open Fire Place
- Off Road Parking

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.

ABOUT

THREE BEDROOM SEMI DETACHED.....

Miles and Barr are pleased to offer this lovely three bedroom house in the heart of Herne Bay. Location really is everything with this property being so central to everything you will need. Local amenities, train station, transport links, restaurants and the stunning Herne Bay sea front. This idyllic home has something for everyone from a cozy lounge with open fire to a secluded laid to lawn rear garden. The in full comprises of hallway leading to lounge, kitchen and separate diner also with an open fire. To the side of the house is a utility room to house the washing machine and tumble dryer , storage cupboard and w.c Upstairs has two double bedrooms and a large single, family bathroom and airing cupboard. To the rear is a laid to lawn garden with fish pond, wood shed, garden shed and garden tap and off road parking to the front with a small easy maintenance garden and outside light. The boiler is a vaillant , fairly new and recently serviced. This is a must see as has so much to offer. To book a viewing please call Miles and Barr or head to our website and view the virtual tour.

DESCRIPTION

- Hallway
- Lounge 13'4" x 11'7" (4.08 x 3.55)
- Kitchen 10'10" x 8'6" (3.32 x 2.60)
- Diner 10'9" x 10'11" (3.30 x 3.33)
- Utility
- Storage
- Landing
- Bedroom One 8'11" x 13'5" down to 10'11" (2.72 x 4.11 down to 3.34)
- Bedroom Two 11'7" x 13'5" down to 10'11" (3.55 x 4.11 down to 3.34)
- Bedroom Three 8'7" x 8'4" (2.64 x 2.55)
- Bathroom 8'6" x 5'8" (2.61 x 1.74)
- External
- Off Street Parking
- Front Garden
- Rear Garden

