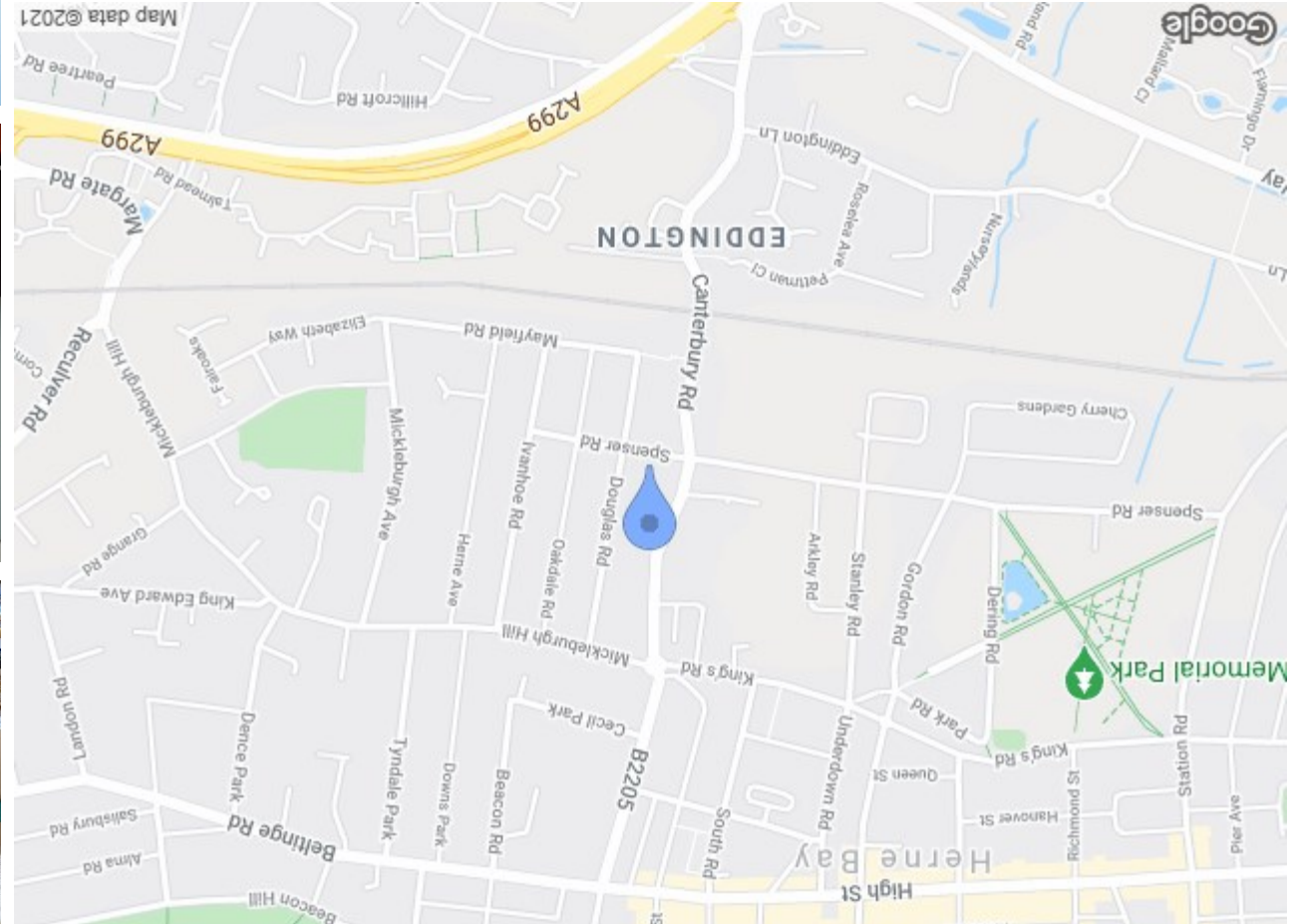


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the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



Energy Efficiency Rating	
Current	Possible
83	55
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (45-54)	
F (31-44)	
G (1-30)	
Not energy efficient - higher running costs	
England & Wales	
EU Directive 2002/91/EC	



87 SPENSER ROAD
HERNE BAY



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miles & barr
YOUR PROPERTY AGENT



87 SPENSER ROAD
HERNE BAY
£315,000

- Low Maintenance Garden
- Secluded Rear Garden
- Central Location
- Two Double Bedrooms
- Excellent Access To Transport Links
- Close to Local Amenities

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 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

DETACHED TWO BEDROOM BUNGALOW IN CENTRAL LOCATION.... Miles and Barr are excited to be offering this Two-bedroom detached bungalow in the sought after, central area of Spenser Road, Herne Bay. The property offers ample space in an unassuming position and has an easy maintainable secluded rear garden. Internally it boasts two large double bedrooms to the front of the home, fitted bathroom with separate W/C, Kitchen situated to the rear of the home looking out onto the garden, with spacious lounge leading through to the conservatory. To the side is a garage you can access from the rear also off-road parking to the front and a small private front garden. The location is ideally located for access to transport links, shops and schools as well as being within walking distance to all the town has to offer including the seafront! Please contact Sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

DESCRIPTION

- Entrance
- Lounge 11'03 x 17'03 (3.43m x 5.26m)
- Kitchen 7'09 x 11'08 (2.36m x 3.56m)
- Conservatory 11'11 x 7'10 (3.63m x 2.39m)
- Bedroom One 19'00 x 9'05 (5.79m x 2.87m)
- Bedroom Two 9'05 x 10'03 (2.87m x 3.12m)
- Bathroom 5'01 x 6'01 (1.55m x 1.85m)
- WC 2'10 x 4'07 (0.86m x 1.40m)
- External
- Garage 16'10 x 8'00 (5.13m x 2.44m)
- Front Garden
- Off Street Parking
- Rear Garden

