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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 only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit:



England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
A	(93 plus)
B	(81-91)
C	(69-80)
D	(55-68)
E	(43-54)
F	(21-30)
G	(1-20)
Very energy efficient - lower running costs	
Current	Possible
77	88



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39 DOUGLAS ROAD
HERNE BAY



39 DOUGLAS ROAD
HERNE BAY

£358,000

- Three bedrooms
- Contemporary Finish
- Large living area
- Off street parking
- Close to shops & seafront
- No chain

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

STUNNING THREE BEDROOM DETACHED BUNGALOW FINISHED TO A VERY HIGH STANDARD.

Conveniently located in a quiet residential road that is easy walking distance to the seafront & local shops. To the front of the property is a block paved drive with space for two cars. As you enter the property you are welcomed by a grand entrance hall which leads off to all the rooms. On the right are two of the bedrooms including the master which boasts fitted wardrobes and a luxury shower room. In front is the contemporary family bathroom with shower cubicle and bath. To the left is the third bedroom and the vast open plan living area with modern fitted kitchen with integrate appliances. This unique home has been finished with tiled flooring in the living areas and luxury carpet in the bedrooms. To the rear of the property is a low maintenance garden as well as a separate room which could be a great workshop or home office. Current owner has a tenant and looking to sell with tenant in situ, Please ask in branch to discuss yields and current rent charged. This unique and rarely available property needs to be seen to appreciate. It is being sold with no onward chain and available for immediate viewings.

DESCRIPTION

- Entrance
- Entrance Hall
- Lounge 12'11" x 11'9" (3.95m x 3.59m)
- Kitchen 19'7" x 8'8" (5.98m x 2.66m)
- Bedroom One 12'11" x 9'4" (3.94m x 2.86m)
- En Suite Shower Room
- Bedroom Two 14'2" x 8'11" (4.32m x 2.74m)
- Bedroom Three 12'3" x 7'3" (3.74m x 2.23m)
- Bathroom 9'1" x 8'5" (2.79m x 2.58m)
- Outbuilding
- External
- Rear Garden
- Off Street Parking

