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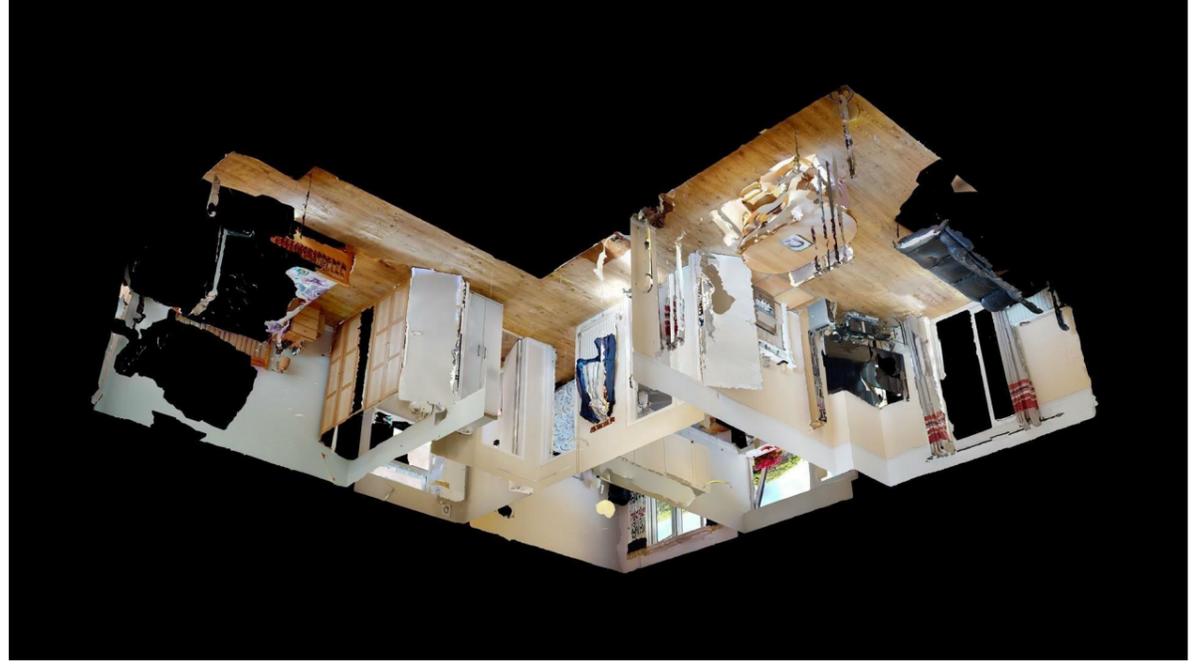


England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (69-80)
Standard	C (55-68)
Below standard	D (45-54)
Very poor	F (1-10)
Very poor - higher running costs	G (1-10)

Current: 63
Potential: 83



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FORD CLOSE HERNE BAY



FORD CLOSE
HERNE BAY

£344,995

- Two Bedrooms
- Detached Bungalow
- Large Garden With Scope To Extend
- Garage and Driveway
- Conservatory
- Cul De Sac Location
- Fitted Kitchen
- Worcester Bosh Boiler Fitted in August 2020

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

TWO BEDROOM DETACHED BUNGALOW

Miles and Barr are delighted to offer to the market this two bedroom detached bungalow on the popular Studd Hill Estate. The property is offered with a large rear garden and good size plot. Located in the popular Studd Hill in a quite cul de sac and with in walking distance to the sea front. Internally it boasts Two double bedrooms, family bathroom, fitted kitchen, lounge/diner and conservatory. Off road parking for three cars at the front with garage to the side and to the rear is a large garden with scope to extend subject to planning if necessary. This really does need to be seen to appreciate all on offer, to view the virtual tour please access this via the website or to book a physical viewing please call Miles and Barr.

Further benefits to the property include some new windows and front door still well within the warranty period and new appliances in the kitchen as well as a Worcester Bosch Boiler fitted in August 2020.

DESCRIPTION

Entrance

Hallway

Bedroom One 11'9" x 10'4" (3.60 x 3.17)

Bedroom Two 10'11" x 8'4" (3.33 x 2.56)

Bathroom 6'3" x 5'6" (1.91 x 1.69)

Kitchen 10'10" x 7'3" (3.32 x 2.23)

Lounge/Diner 15'11" x 10'11" (4.86 x 3.33)

Conservatory 11'10" x 6'6" (3.62 x 2.00)

External

Large Rear Garden approx 80' wide (approx 24.38m wide)

Garage

Off Street Parking

