



41 Coulter Road, Herne Bay

In Excess of **£290,000**



41 Coulter Road

Herne Bay, Herne Bay

TWO BEDROOM BUNGALOW WITH DRIVEWAY AND GARAGE IN A POPULAR RESIDENTIAL LOCATION Miles and Barr are excited to present to the market this spacious semi-detached bungalow located on the sought after Coulter Road in Greenhill on the outskirts of Herne Bay. Internally the home is accessed from the side which gives access in to the hallway, with two double bedrooms situated to the front, a shower room with large cubicle, fitted kitchen offering ample work surface and storage space looking out to the garden, and a large light and airy lounge diner which leads into a large conservatory. The garden has patio area with the rest being laid to lawn. You also have access to the garage workshop from the garden and a cabin with power that is used as a work from home office space by the current owners. The area is close to amenities such as shops, schools, recreation areas and transport links. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

- Close To Transport Links
- Close To Amenities
- Semi-Detached Bungalow
- Ample Off Street Parking And Garage
- Popular Location
- Two Bedrooms





Entrance

Kitchen

Dimensions: 2.74m x 2.57m (9'0 x 8'5).

Lounge / Diner

Dimensions: 5.49m x 3.53m (18'0 x 11'7).

Bedroom One

Dimensions: 4.14m x 3.48m (13'7 x 11'5).

Bedroom Two

Dimensions: 3.00m x 2.54m (9'10 x 8'4).

External

Conservatory

Dimensions: 3.58m x 2.49m (11'9 x 8'2).

Rear Garden

Office

Dimensions: 3.49 x 2.32 (11'5" x 7'7").

Off Street Parking





FLOOR 1

GROSS INTERNAL AREA
 FLOOR 1: 646 sq. ft, EXCLUDED AREAS:
 PORCH: 104 sq. ft
 TOTAL: 646 sq. ft
 SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.



Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure