



**45 Gordon Road, Herne Bay**

In Excess of **£375,000**



# 45 Gordon Road

Herne Bay, Herne Bay

CHAIN FREE THREE BEDROOM DETACHED BUNGALOW ON A LARGE PLOT WITH SUNNY ASPECT REAR GARDEN IN A CENTRAL LOCATION

Miles & Barr are delighted to bring to the market this large three-bedroom bungalow in the heart of Herne Bay, with ample off street parking and garage. Located on Gordon Road, that is ideally situated due to it's close proximity to local amenities including shops, schools and leisure facilities, transport links including bus stops and the mainline train station and the beautiful seafront. Internally the accommodation is comprised of three well-proportioned bedrooms, large central hallway, bathroom with corner bath and shower above, fitted kitchen to the rear, with the light and airy lounge and conservatory off of the kitchen. The garden is almost directly westerly facing making it a real sun trap and is very secluded with no homes directly behind, the space is half laid to lawn, with the rest being patioed and has a couple of out buildings, as well as access to the garage. The front is paved offering parking for 2/3 cars. A bungalow of this plot size is unusual to find in such a central location, and is being offered with NO ONWARD CHAIN. Please contact Sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

- Chain Free
- Short Walk To Town
- Ample Off Street Parking & Garage
- Sunny Aspect Garden
- Close To Transport Links
- Three Bedroom
- Secluded Garden





### Entrance

### Hallway

### Bedroom One

Dimensions: 2.98 x 3.37 (9'9" x 11'0").

### Bedroom Two

Dimensions: 3.36 x 3.13 (11'0" x 10'3").

### Lounge

Dimensions: 4.24 x 3.21 (13'10" x 10'6").

### Dining Room

Dimensions: 4.65 x 3.05 (15'3" x 10'0").

### Kitchen

Dimensions: 5.08 x 3.03 (16'7" x 9'11").

### Bathroom

Dimensions: 2.53 x 1.69 (8'3" x 5'6").

### Bedroom Three

Dimensions: 2.79 x 3.35 (9'1" x 10'11").





GROSS INTERNAL AREA  
 FLOOR 1: 1083 sq. ft. EXCLUDED AREAS:  
 PATIO: 155 sq. ft.  
 TOTAL: 1083 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 third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)