



40 Rowland Drive, Herne Bay
£275,000

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Herne Bay, Herne Bay

CHAIN FREE END OF TERRACE HOME WITH LOTS OF POTENTIAL AND PARKING TO FRONT AND REAR WITH SUNNY ASPECT REAR GARDEN

Miles and Barr are excited to present to the market this spacious Two Bedroom end-of-terrace house on a large plot located on the popular residential location of Rowland Drive, Herne Bay. The location is always popular due to the plethora of amenities on offer, including highly regarded schools, shops and transport links including bus stops giving access to most towns along the coast and the mainline train station. Internally the accommodation is comprised of two well-proportioned double bedrooms and family bathroom with large shower cubicle completing the level, with the downstairs being separated into lounge with double French doors leading out to the garden, and a well sized kitchen offering ample storage space and work surface, with a separate room just as you enter the front door looking out to the garden.

To the front is a large driveway and front garden, with the rear garden also having gates for vehicle access. The rest of the garden is laid to lawn with patio outside the home, and is bolstered by being almost directly south facing making it a real sun trap. The location is always popular due to the plethora of schools within close proximity to the home, it also benefits from being a very short walk from a main bus route, giving access to most towns along the coast.

Please contact Sole Agents Miles and Barr for more information or to organise your personal viewing appointment today.





Entrance

Entrance Hall

Kitchen

9' 10" x 11' 9" (3m x 3.59m)

Lounge

9' 11" x 15' 5" (3.01m x 4.7m)

First Floor

Bedroom One

12' 10" x 10' 2" (3.91m x 3.09m)

Bedroom Two

11' 7" x 9' 9" (3.53m x 2.96m)

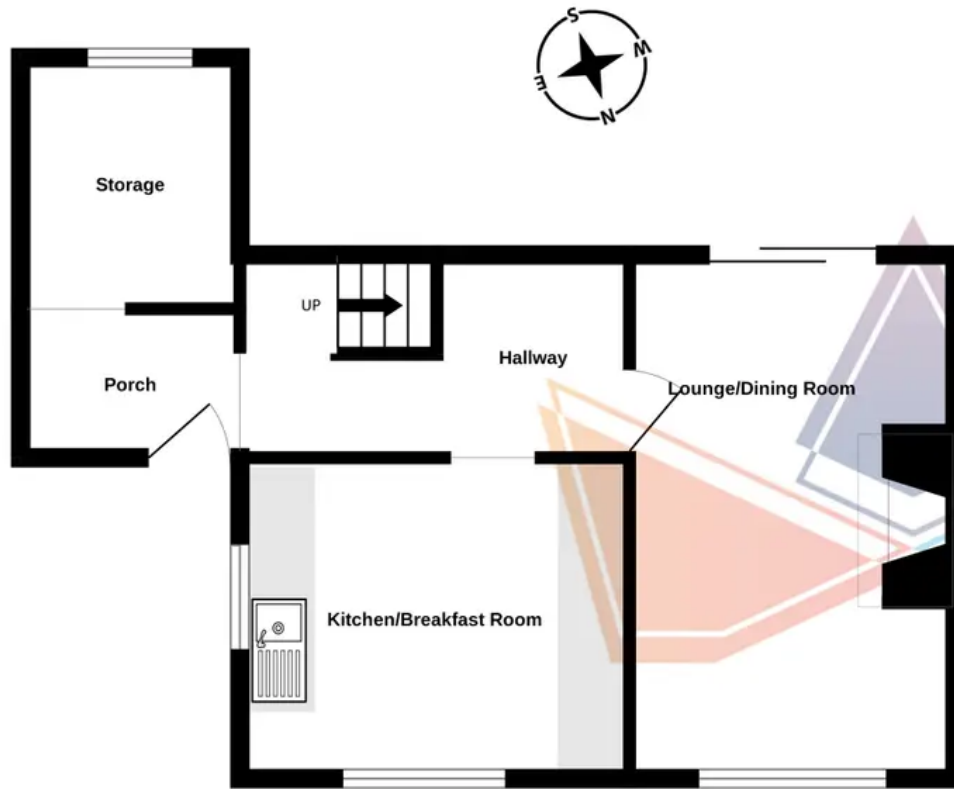
Bathroom

5' 10" x 6' 10" (1.78m x 2.09m)

External

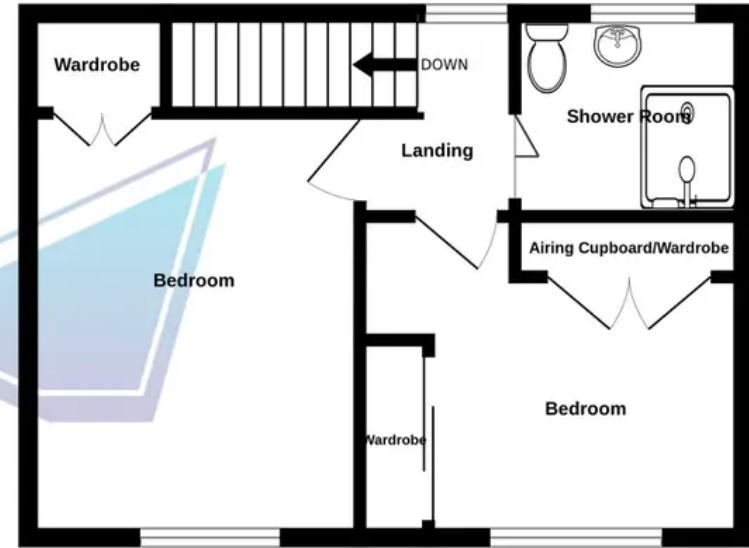
Rear Garden





GROUND FLOOR
37.9 sq.m. (408 sq.ft.) approx.

TOTAL FLOOR AREA : 69.7 sq.m. (751 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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1ST FLOOR
31.8 sq.m. (343 sq.ft.) approx.

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