



7 Vauxhall Avenue, Herne Bay

Offers in Region of **£300,000**



7 Vauxhall Avenue

Herne Bay, Herne Bay

CHAIN FREE EXTENDED DETACHED BUNGALOW WITH VERSATILE ACCOMODATION A SHORT WALK FROM THE SEAFRONT...

Miles and Barr are delighted to present this Two-bedroom detached bungalow a short walk away from the seafront located on Vauxhall Avenue, on the popular private Studd Hill Estate, West Herne Bay. Internally you enter the home into a porch, with fitted Kitchen offering ample storage space and work surface, central bay fronted lounge, with both bedrooms off of it. From the lounge there is an archway that leads back to the second reception room, that was previously used as a third bedroom. There is then a bathroom that has the combi-boiler in, and a separate cloakroom with plumbing for washing machine.

The rear garden is a good size and laid to lawn, with side access that has been fenced off on either side. To the front is an in and out drive for two/three cars.

The home is very close to the beach, local shops, transport links and bus routes to Canterbury and Whitstable making it an ideal location for anyone looking for a quieter way of life or is perfect for a holiday retreat. The home is to be offered with NO ONWARD CHAIN.

- Two Bedrooms and Two Reception Rooms
- Ample Off Street Parking
- Chain Free
- Short Walk To Seafront





Kitchen

7' 10" x 13' 5" (2.38m x 4.10m)

Lounge

22' 9" x 11' 9" (6.94m x 3.59m)

Bedroom One

12' 4" x 8' 1" (3.75m x 2.46m)

Bedroom Two

8' 0" x 8' 0" (2.43m x 2.43m)

Reception Room

19' 5" x 8' 11" (5.91m x 2.73m)

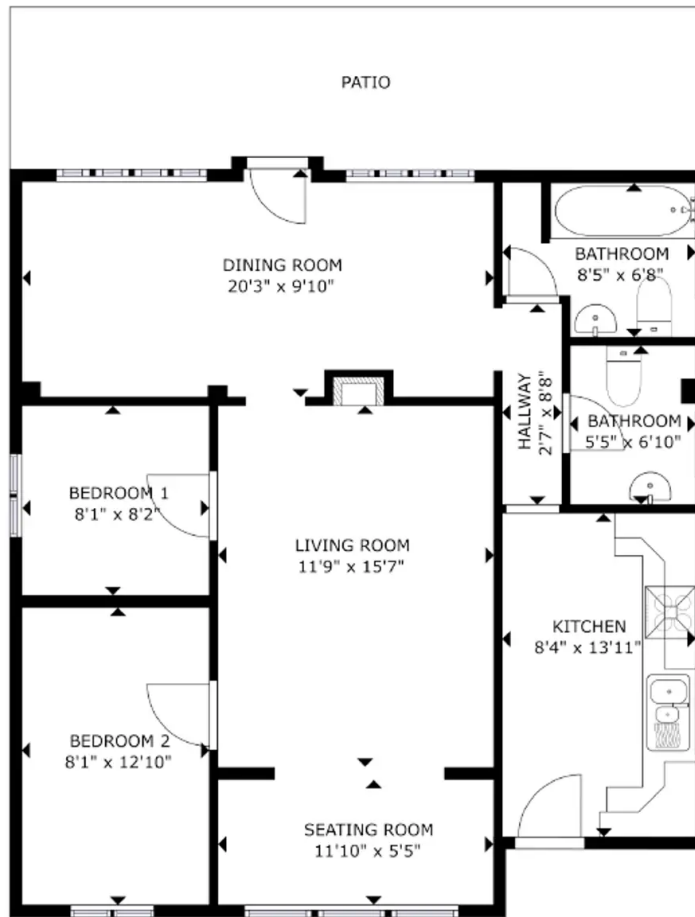
Bathroom

w/c

External

Rear Garden





GROSS INTERNAL AREA
 FLOOR 1: 874 sq ft
 TOTAL: 874 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