



Baliol Road, Whitstable

£325,000



# Baliol Road

Whitstable, Whitstable

Bungalow in Rarely Available Location | Short Walk into Whitstable or Tankerton | In Need of Modernisation | NO ONWARD CHAIN

Two Bedroom semi detached bungalow needing modernisation in the popular Baliol Road being sold chain free!

Being an approximate 10 minute walk to both Whitstable and Tankerton Beach front, Whitstable Railway station and bus routes to Canterbury and Herne Bay, this rarely available property is ideally located.

In brief, the property comprises of a hallway entrance, two bedrooms, family bathroom, lounge/dining room and a kitchen. Externally, there is the potential for off street parking to the rear accessed via Athol Road. To the front is a shingled garden giving side access with a well-presented rear garden measuring approximately 60ft.

Please call Miles & Barr for more information and to arrange your internal viewings.

- No Onward Chain
- Two Bedroom Semi-Detached Bungalow
- In Need of Modernisation
- Potential For Off Street Parking
- Close To Local Amenities





## Ground Floor

### Kitchen

7' 2" x 9' 10" (2.18m x 3m)

### Lounge

8' 11" x 11' 11" (2.72m x 3.63m)

### Bathroom

4' 3" x 7' 8" (1.3m x 2.34m)

### Bedroom

12' 9" x 8' 11" (3.89m x 2.72m)

### Bedroom

8' 5" x 7' 2" (2.57m x 2.18m)





## 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](http://milesandbarr.co.uk/referral-fee-disclosure)