



1 Clementine Close, Herne Bay

In Excess of £375,000

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Herne Bay, Herne Bay

Three bedroom detached house in a popular cul-de-sac in Beltinge.

Miles and Barr are excited to present this spacious three-bedroom family home, located in the popular village of Beltinge, on Clementine Close.

Internally there are three well proportioned bedrooms upstairs, with family bathroom completing the level. Downstairs you enter into hallway, with downstairs cloakroom, then large kitchen dinner with ample storage space and work surfaces, that leads back to light and airy lounge. There is an extension across the back of the home that is accessed from the lounge and leads out to the rear garden, and utility room that is also off of the lounge, that gives access to the garage to the front and garden to the rear.

The garden is mostly laid to lawn with mature borders and side access gate. There is ample parking with garage and driveway to the front. The area is very popular with families with schools and amenities close by and they do not come up in this location very frequently. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment.

- Detached Family Home
- Three Bedrooms
- Ample Off Street Parking
- Cul-De-Sac Location





Entrance

Entrance Hall

Kitchen

9' 10" x 14' 2" (3.00m x 4.32m)

Lounge

16' 6" x 16' 4" (5.02m x 4.97m)

WC

5' 3" x 2' 6" (1.61m x 0.76m)

First Floor

Bedroom

9' 7" x 6' 1" (2.92m x 1.86m)

Bedroom

13' 3" x 9' 11" (4.04m x 3.01m)

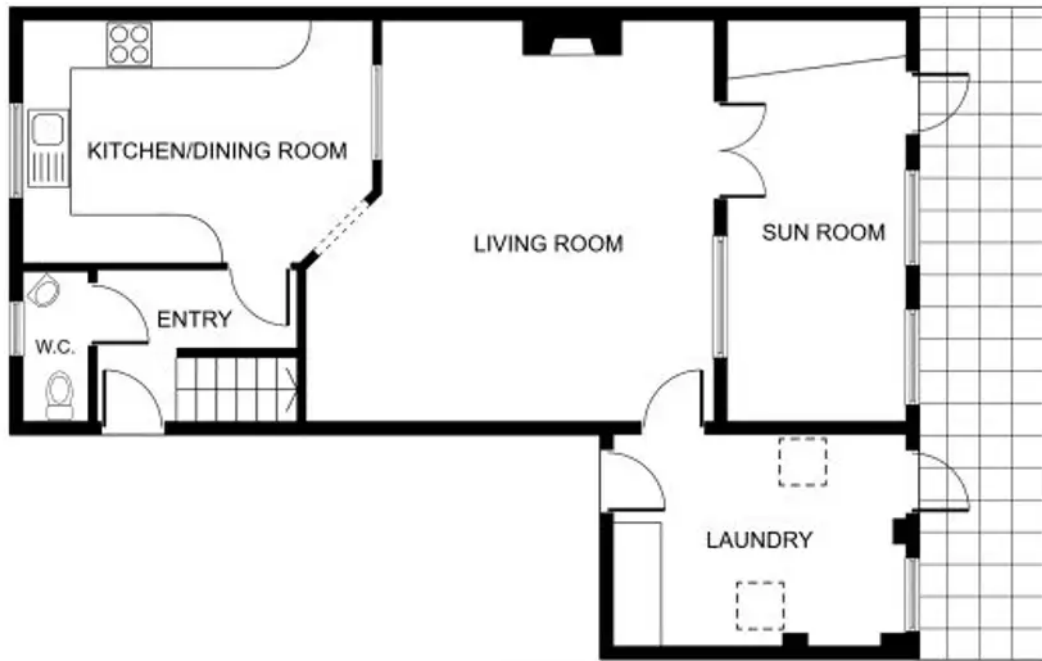
Bedroom

9' 11" x 12' 1" (3.02m x 3.68m)

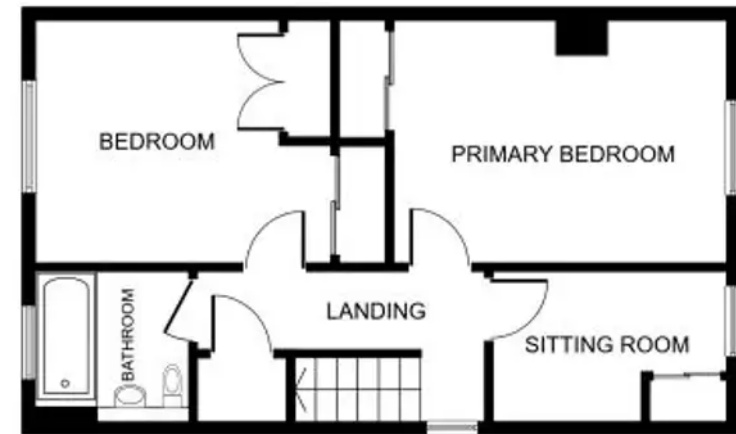
Bathroom

6' 7" x 9' 5" (2.00m x 2.88m)





FLOOR 1



FLOOR 2

SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



Miles & Barr

125 High Street, Herne Bay - CT6 5LA

01227 740 840

hernebay@milesandbarr.co.uk

www.milesandbarr.co.uk/

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