



11 Windmill Road, Herne Bay
£375,000



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CHAIN FREE TWO BEDROOM LINK DETACHED BUNGALOW IN A SOUGHT-AFTER LOCATION WITH A SUNNY ASPECT GARDEN

Miles and Barr are excited to present to the market this two-bedroom bungalow located on the popular location of Windmill Road, in the village of Herne. The property is well connected to bus stops servicing Canterbury, Herne Bay, Whitstable and Thanet, and also has local amenities such as shops, parks, medical services all within walking distance. Internally you enter into a wide hallway, with two double bedrooms to the front, large light and airy lounge to the rear making the most of the far-reaching views, bathroom and separate W/C and spacious kitchen again with lovely views, and side door out to the garden. The garden is mostly laid to lawn with patio area immediately outside the home to make the most of the south westerly aspect rear garden that is a real sun trap. To the front of the home is a driveway that leads to garage with electric roller door on the front and access door to the rear. The home is to be offered with no onward chain.

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

These property details are yet to be approved by the vendor.

Identification Checks

Should a purchaser(s) have an offer accepted on a property marketed by Miles & Barr, they will need to undertake an identification check. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement. We





Ground Floor

WC

5' 8" x 2' 6" (1.72m x 0.77m)

Reception One

11' 2" x 19' 7" (3.41m x 5.96m)

Kitchen

10' 9" x 10' 7" (3.28m x 3.23m)

Bedroom One

14' 3" x 11' 3" (4.35m x 3.44m)

Bedroom Two

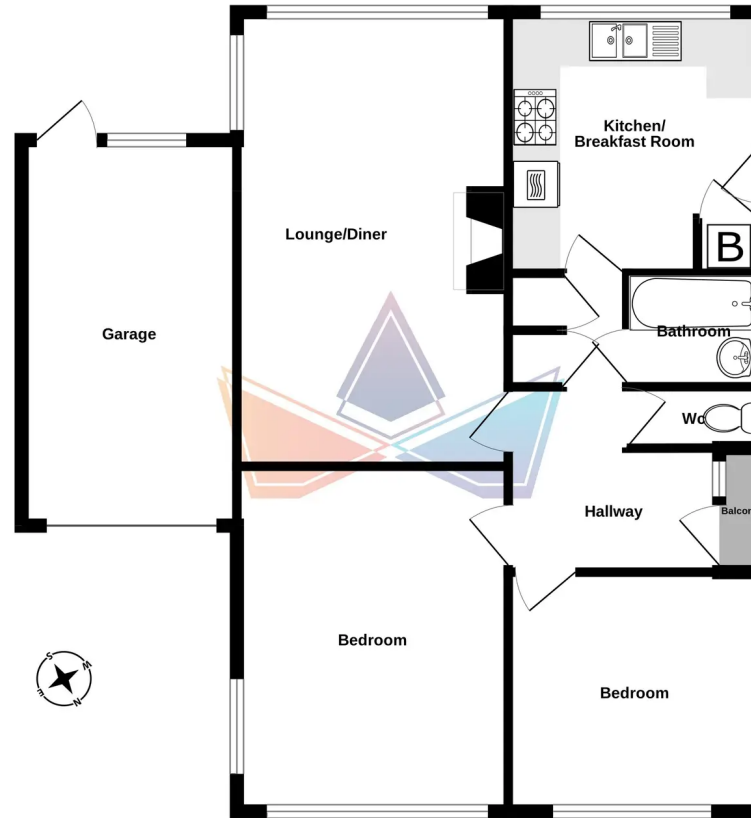
10' 6" x 9' 11" (3.2m x 3.03m)

Bathroom

4' 10" x 5' 6" (1.48m x 1.68m)



GROUND FLOOR
79.1 sq.m. (851 sq.ft.) approx.



TOTAL FLOOR AREA : 79.1 sq.m. (851 sq.ft.) approx.

The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

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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