



5 Morris Avenue, Herne Bay
£325,000

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CHAIN FREE SEMI-DETACHED BUNGALOW BUILT IN 2007
JUST A SHORT WALK FROM THE SEAFRONT...

Miles and Barr are delighted to present this two-bedroom semi-detached bungalow, that has only had one owner since new in 2007, with the seafront at the end of the road, located on Morris Avenue, on the popular private Studd Hill Estate, West Herne Bay. Internally you enter the home into a hallway, with two generously proportioned bedrooms to the front of the home with the master bedroom having bay window to the front and built-in storage cupboard. There is a lovely stylish shower room with large walk in cubicle, modern fitted kitchen offering ample storage space and work surface, and door leading out to the patio. The accommodation is completed by large light and airy living room to the rear, with double aspect and double patio doors leading out to the secluded rear garden, that has patio area shed and a couple of seating areas with side access leading to the driveway with two parking spaces. 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, so please contact Miles and Barr today to organise your personal viewing appointment or for more information.

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





Ground Floor

Reception Room

15' 8" x 9' 9" (4.78m x 2.97m)

Kitchen

7' 2" x 11' 8" (2.19m x 3.56m)

First Floor

Bedroom One

9' 11" x 13' 12" (3.02m x 4.26m)

Bedroom Two

11' 10" x 7' 1" (3.6m x 2.16m)

Bathroom

6' 4" x 9' 1" (1.94m x 2.76m)





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