



78 Margate Road, Herne Bay  
£475,000





# 78 Margate Road

Herne Bay, Herne Bay

We are pleased to offer to the market this three bedroom detached bungalow located in the popular area of Broomfield. Situated close to local amenities and public transport route makes this an extremely attractive purchase for a variety of people. Internally it boasts hallway leading to lounge, kitchen/diner, three generous bedrooms and a family bathroom. The loft has been boarded and sectioned into two rooms that are very usable via loft hatch access. Off road parking and a garage to the front and a secluded garden to the rear. This spacious bungalow has many qualities and an in person viewing is highly recommended. To book a viewing please call Miles and Barr to arrange this.

## 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 use a specialist third party service to verify your identity provided by Lifetime Legal. The cost of these checks is £60 inc. VAT per purchase, which is paid in advance, directly to Lifetime Legal, when an offer is agreed and prior to a sales memorandum being issued. This charge is non-refundable under any circumstances.

- Detached Bungalow
- Off Street Parking
- What is the property tenure: Freehold
- Is the property a listed building: No
- Is the property in a conservation area: No
- Have there been any structural alterations, if so was planning obtained: Extension in 1988, yes planning was obtained







## Ground Floor

Leading to

### Lounge

14' 11" x 11' 5" (4.56m x 3.49m)

### Kitchen

10' 3" x 10' 0" (3.12m x 3.06m)

### Diner

12' 1" x 10' 4" (3.69m x 3.15m)

### Bedroom One

14' 0" x 11' 5" (4.26m x 3.49m)

### Bedroom Two

11' 5" x 10' 4" (3.48m x 3.14m)

### Bedroom Three

12' 2" x 9' 9" (3.72m x 2.98m)

### Bathroom

7' 9" x 6' 9" (2.36m x 2.06m)

### WC







## 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 third party company, the cost is £60 inc VAT per purchase, once offer is agreed and prior to issuing the 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)