

22 Crescent Road, Birchington In Excess of £300,000

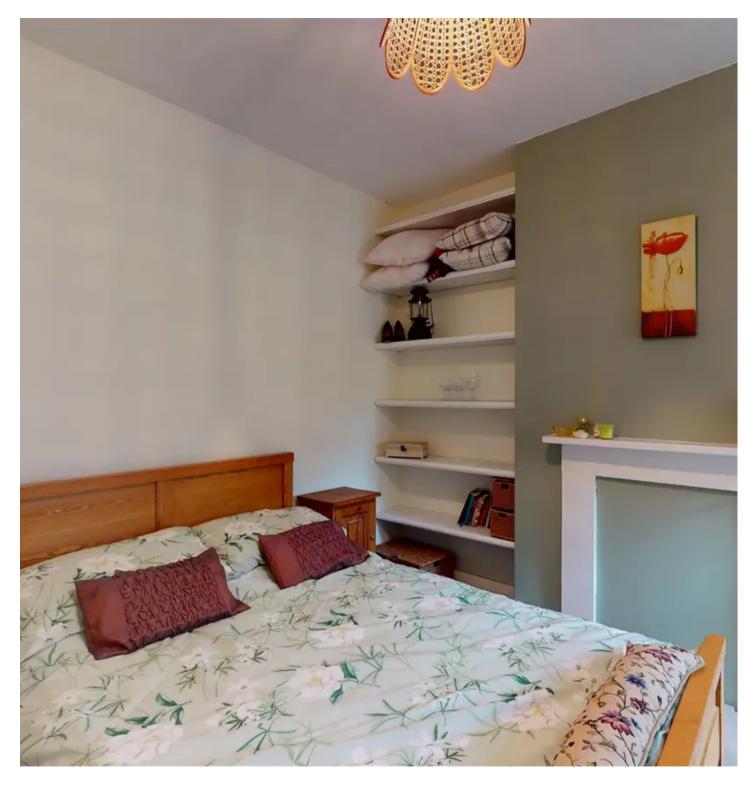


# 22 Crescent Road

# Birchington, Birchington

THREE BEDROOM MID-TERRACE HOUSE IN THE HEART OF BIRCHINGTON-ON-SEA!Miles & Barr are delighted to present to the market this wonderful three bedroom mid-terrace house in central Birchingtonon-Sea. You are located only a short walk to Birchington town which boasts a fantastic array of shops, bars, restaurants and other amenities as well as being walking distance to Birchington train station with direct links to London. As you enter the property you are greeted with a spacious lounge / diner with access to the kitchen at the rear of the property as well as the addition of the conservatory. Upstairs you will find two double bedrooms, a single bedroom and a family bathroom. Externally the property has a good size garden that is patio and mainly laid to lawn. Call Miles & Barr to arrange your accompanied viewing.

- Council Tax Band: B
- Three Bedrooms
- Garden
- Lounge / Diner
- Close To Town









#### **Entrance**

#### Kitchen

Dimensions: 2.90m x 3.66m (9'06 x 12'36).

### Lounge

Dimensions: 4.45m x 7.62m (14'7 x 25'62).

## Bedroom One

Dimensions: 4.42m x 3.35m (14'6 x 11'40).

### **Bedroom Two**

Dimensions: 3.35m x 3.05m (11'42 x 10'92).

# Bedroom Three / Study

Dimensions: 2.03m x 1.52m (6'08 x 5'42).

## Conservatory

Dimensions: 3.05m x 2.74m (10'56 x 9'25).

### Bathroom

Dimensions: 1.83m x 2.74m (6'95 x 9'16).

## **First Floor**

### External

### Rear Garden



# 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