



88 Herne Avenue, Herne Bay

In Excess of **£375,000**



88 Herne Avenue

Herne Bay, Herne Bay

CHAIN FREE DETACHED REFURBISHED HOME BUILT IN 2008 WITH PARKING IN A POPULAR FAMILY LOCATION...

Miles and Barr are delighted to bring to the market this immaculate three-bedroom energy efficient detached home, located on Herne Avenue, central Herne Bay. Internally upstairs holds two well proportioned double bedrooms, with en-suite shower room to master, large single bedroom and family bathroom. Downstairs you enter into hallway, with cloak room, with the spacious lounge to the front and newly fitted stylish kitchen diner with integrated appliances to the rear, with double doors between the two which is ideal for family living. There are French doors that lead out to the rear garden which gets sun all day and has patio area outside the home with the rest being laid to lawn. The front has been block paved to create ample off-street parking for three or more cars. The home has recently had new flooring throughout with carpets in the bedrooms and lounge and luxury vinyl oak flooring in the kitchen diner and hallway. The location is ideally located for access to transport links, shops and schools as well as being within walking distance to all the town has to offer including the seafront!

- Three Bedroom Detached Home
- Chain Free
- Ample Off Street Parking On Block Paved Drive
- Sunny Aspect Garden
- Close To Schools And Local Amenities





Entrance

Leading to

WC

6' 4" x 2' 10" (1.92m x 0.87m)

Lounge

13' 0" x 12' 1" (3.96m x 3.69m)

Kitchen / Diner

19' 3" x 11' 9" (5.88m x 3.59m)

First Floor

Leading to

Bedroom

9' 6" x 9' 1" (2.90m x 2.76m)

Bedroom

13' 0" x 12' 1" (3.96m x 3.69m)

Bedroom

12' 1" x 11' 9" (3.68m x 3.59m)

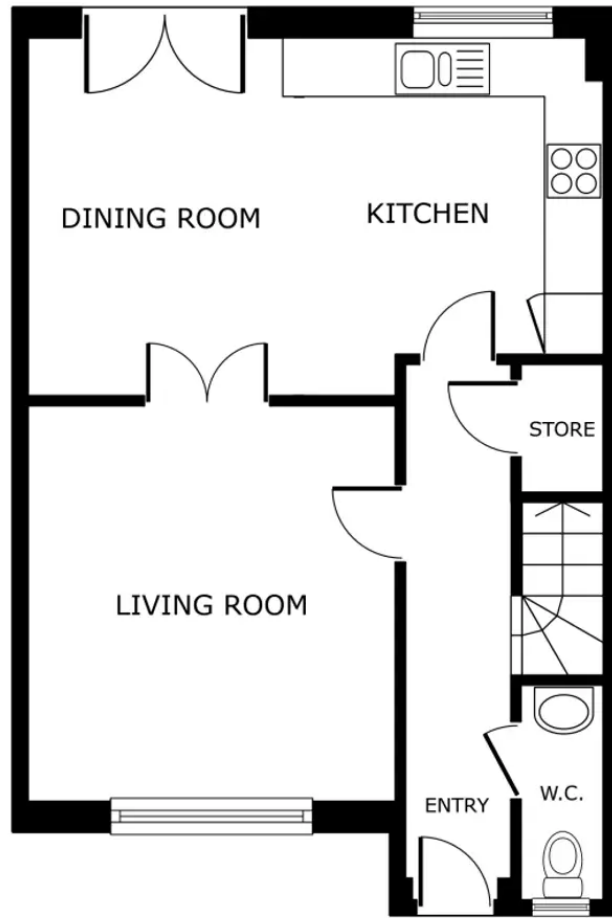
En-suite

7' 9" x 3' 2" (2.36m x 0.97m)

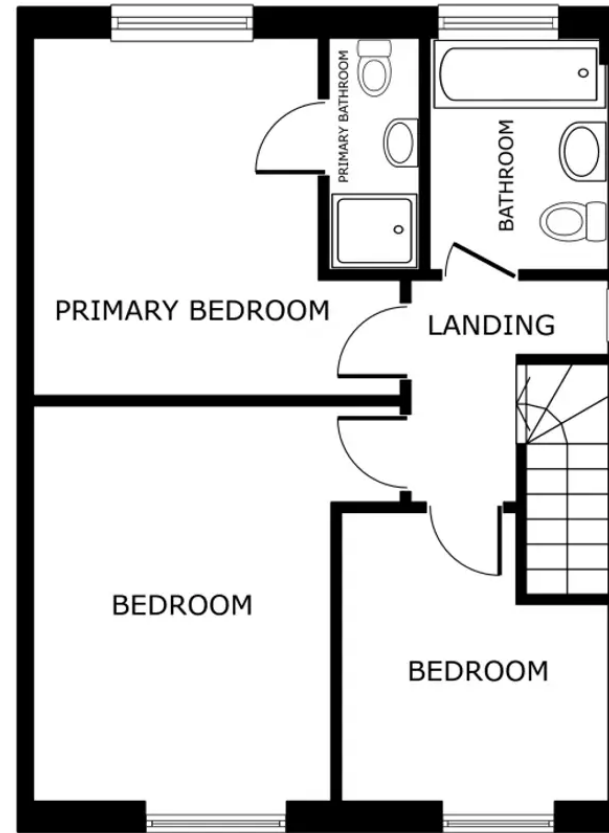
Bathroom

7' 9" x 5' 11" (2.36m x 1.81m)





GROUND FLOOR



FLOOR 1

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