



14a Greenhill Road, Herne Bay
£275,000

 **miles & barr**
...valuing people, not just property

14a Greenhill Road

Herne Bay, Herne Bay

CHAIN FREE TWO BEDROOM DETACHED BUNGALOW WITH GARAGE A GENEROUSLY SIZE GARDEN...

Miles and Barr are excited to present to the market this Two bedroom detached bungalow located on the popular location of Greenhill Road, Herne Bay. Internally you enter into central hallway, with large light and airy lounge to the front, two well-proportioned bedrooms, separate W/C and bathroom, with fitted kitchen to the rear with ample space for breakfast table.

The home is bolstered by a large front and rear garden, with the front being paved and the rear mostly laid to lawn, with access into the garage at the back of the home. The area is close to shops, transport links and schools and offers lots of potential. The bungalow is to be sold with NO ONWARD CHAIN. Please contact Sole agents Miles and Barr for more information or to organise your personal viewing appointment today.

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

- Have any windows or doors been replaced since





Entrance

Leading to

Lounge

15' 1" x 12' 0" (4.60m x 3.66m)

Bedroom

11' 2" x 9' 5" (3.41m x 2.86m)

Wc

4' 9" x 2' 6" (1.44m x 0.77m)

Bathroom

7' 10" x 5' 4" (2.38m x 1.62m)

Bedroom

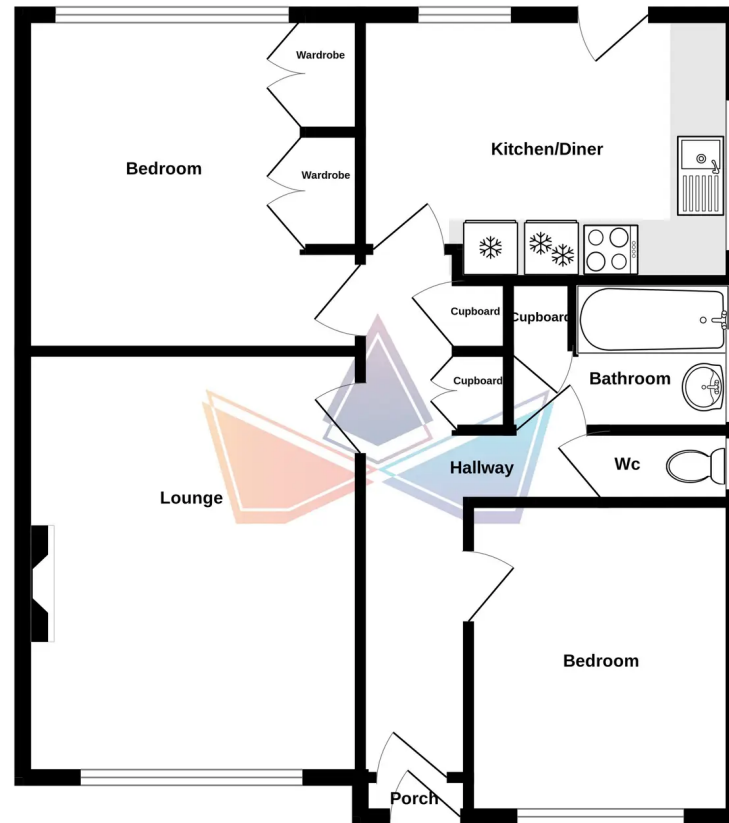
12' 0" x 11' 11" (3.65m x 3.62m)

Kitchen

13' 4" x 9' 5" (4.07m x 2.86m)



GROUND FLOOR
65.0 sq.m. (700 sq.ft.) approx.



TOTAL FLOOR AREA : 65,0 sq.m. (700 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 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