



20 St. Augustines Court, Herne Bay
£300,000

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Herne Bay

WELL PRESENTED THREE DOUBLE BEDROOM TOWN HOUSE STYLE FAMILY HOME WITH SUNNY ASPECT SECLUDED GARDEN

Miles and Barr are delighted to present to the market this spacious three-bedroom family home located on the popular St. Augustines Court development, Herne Bay. The accommodation is over three floors, with the top floor holding large double bedroom and en-suite shower room, first floor holds a further two double bedrooms to front and back respectively with family bathroom completing the first floor. You enter the home into hallway, with modern fitted kitchen to the front offering ample storage space and work surface, downstairs cloakroom, then large light and airy lounge to the rear that looks out to the garden.

The rear garden is mostly laid to lawn with patio area to enjoy the westerly aspect that makes the space a real suntrap. There is a gate out to the garage which offers storage in the eaves and an allocated parking space in front of it.

- Sunny Aspect Garden
- Lovely Condition Throughout
- Three Double Bedrooms
- Garage And Parking
- En-Suite to Master Bedroom





Entrance

Leading to

WC

6' 2" x 3' 7" (1.89m x 1.09m)

Lounge

16' 6" x 13' 8" (5.02m x 4.16m)

Kitchen

10' 2" x 9' 1" (3.10m x 2.77m)

First Floor

Leading to

Bedroom Two

10' 8" x 13' 7" (3.24m x 4.13m)

Bedroom Three

7' 2" x 13' 6" (2.19m x 4.11m)

Bathroom

6' 11" x 8' 0" (2.10m x 2.44m)

Second Floor

Leading to

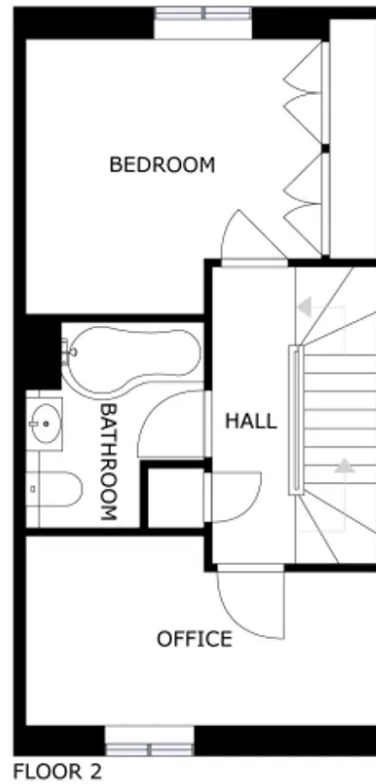
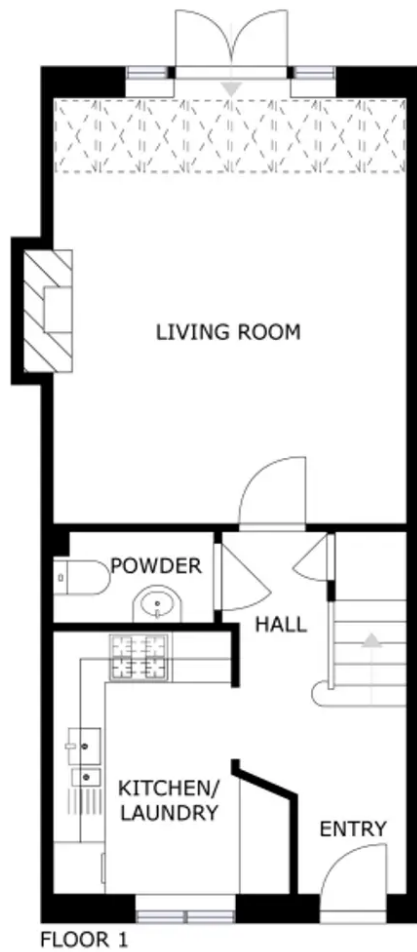
Bedroom One

18' 6" x 10' 0" (5.65m x 3.05m)

En-Suite

7' 8" x 4' 6" (2.34m x 1.38m)





GROSS INTERNAL AREA
 FLOOR 1: 452 sq.ft, FLOOR 2: 387 sq.ft, FLOOR 3: 226 sq.ft
 TOTAL: 1065 sq.ft
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

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