



44 Swallow Court, Herne Common

In Excess of £275,000

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Herne Common, Herne Bay

CHAIN FREE THREE BEDROOM HOUSE ON A POPULAR DEVELOPMENT WITH ALLOCATED PARKING...

Miles And Barr are delighted to present to the market this three-bedroom family home, located within the highly desirable Canterbury Fields development in Herne Common, on the outskirts of Herne Bay. Internally the home is comprised of three bedrooms with the master benefiting from en-suite, and a family bathroom completing the upstairs. Downstairs is an entrance hall, with modern fitted kitchen diner to one side and large lounge to the other.

The property also benefits from having allocated off road parking. The location is highly regarded, as it stands between Herne Bay and Canterbury in a quiet setting backing onto woods; and just a short walk away there are bus stops with access to both Canterbury and Herne Bay. Further down the road you will find the local shops, pubs, a park and playing field as well as the highly regarded Herne Church of England Primary School.

- Chain Free
- Sought After Development
- Three Bedroom Freehold House
- En-Suite Shower Room
- Two Allocated Parking Spaces
- Playing Fields On Development



**Entrance**

Leading to

Kitchen/Diner

16' 2" x 10' 1" (4.93m x 3.07m)

Lounge

19' 3" x 11' 5" (5.86m x 3.47m)

First Floor

Leading to

Bedroom

9' 11" x 9' 10" (3.03m x 3.00m)

En-suite

9' 11" x 3' 4" (3.03m x 1.01m)

Bathroom

6' 7" x 5' 10" (2.00m x 1.79m)

Bedroom

8' 10" x 8' 7" (2.69m x 2.61m)

Bedroom

8' 8" x 6' 7" (2.63m x 2.01m)





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