



Newbury Close, Birchington

£285,000

# 5 Newbury Close

## Birchington

TWO BEDROOM SEMI-DETACHED HOME IN QUIET CUL-DE-SAC LOCATION!

Miles & Barr are extremely pleased to be offering this two bedroom semi-detached family home located in the ever popular Newbury Close, Birchington. Ideally situated within easy reach of Birchington's main shopping parade, train station and sought after local schools, all other major amenities and the seafront are also close at hand.

Internally the property boasts two double bedrooms and a family bathroom on the first floor with a 21ft lounge diner and fitted kitchen downstairs. Externally there is a well proportioned rear garden with views out across the neighbouring farmland, access into a single garage and further off street parking to the front and side.

In our opinion this property would make the perfect home for any buyer looking for peace and quiet and keys are available for immediate viewings!

- Two Double Bedrooms
- 21ft Lounge Diner
- Fitted Kitchen
- Garage & Further Off Street Parking
- Farmland Views To Rear
- No Onward Chain





### Entrance

Leading To

### Lounge/Diner

21' 3" x 11' 11" (6.48m x 3.63m)

### Kitchen

9' 1" x 6' 5" (2.77m x 1.96m)

### First Floor

Leading to

### Bedroom

12' 1" x 11' 0" (3.68m x 3.35m)

### Bedroom

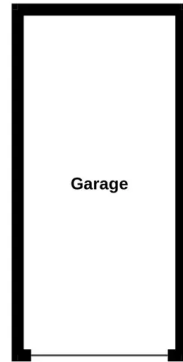
9' 11" x 8' 1" (3.02m x 2.46m)

### Bathroom

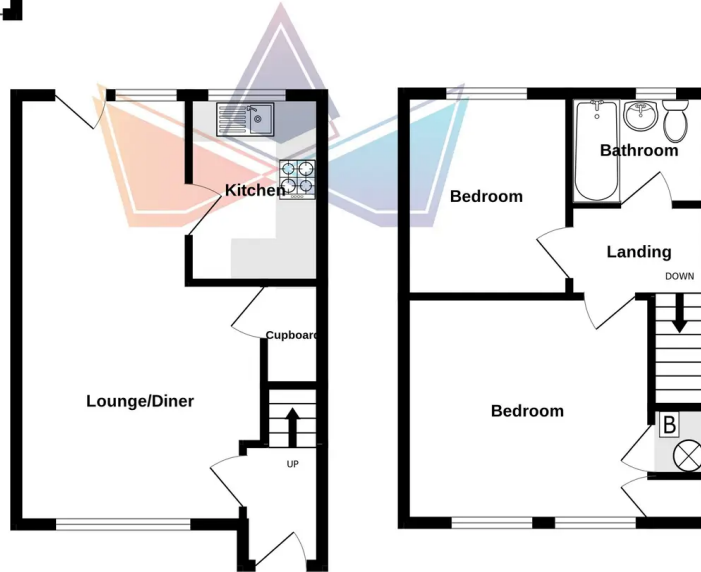
6' 9" x 5' 6" (2.06m x 1.68m)

With toilet, wash hand basin and bath with shower





TOTAL FLOOR AREA: 71.7 sq.m. (771 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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GROUND FLOOR  
42.5 sq.m. (457 sq.ft.) approx.

1ST FLOOR  
29.2 sq.m. (314 sq.ft.) approx.

## 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](http://milesandbarr.co.uk/referral-fee-disclosure)