



2 Sondes Close, Herne Bay
£275,000



2 Sondes Close

Herne Bay, Herne Bay

CHAIN FREE TWO BEDROOM DETACHED BUNGALOW WITH GARAGE IN A SOUGHT AFTER, QUIET CUL-DE-SAC...

Miles and Barr are excited to present this excellent opportunity to buy a generously proportioned two bedroom detached bungalow in an excellent location, in the quiet cul-de-sac of Sondes Close, Herne Bay. The property is well connected to bus stops servicing Canterbury, Herne Bay, Whitstable and Thanet, and also has local amenities such as shops, parks, medical services all within walking distance.

Internally there are two double bedrooms to the front of the home, bathroom, large light and airy lounge with dual aspect and patio doors out to the rear garden, and kitchen with ample storage and work surface, as well as space for breakfast table. There is a great sized rear garden that is mostly laid to lawn and almost directly south facing making it a real sun trap, with wide side access and lovely front garden. There is a driveway in front of the garage which is next to the bungalow. Please contact sole agents Miles and Barr for more information or to organise your personal viewing appointment.

For sale by Modern Method of Auction; Starting Bid Price £275,000 plus Reservation Fee.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with





Entrance

Leading to

Bedroom

14' 8" x 11' 4" (4.47m x 3.45m)

Bedroom

10' 5" x 10' 6" (3.18m x 3.20m)

Lounge

12' 6" x 11' 3" (3.81m x 3.43m)

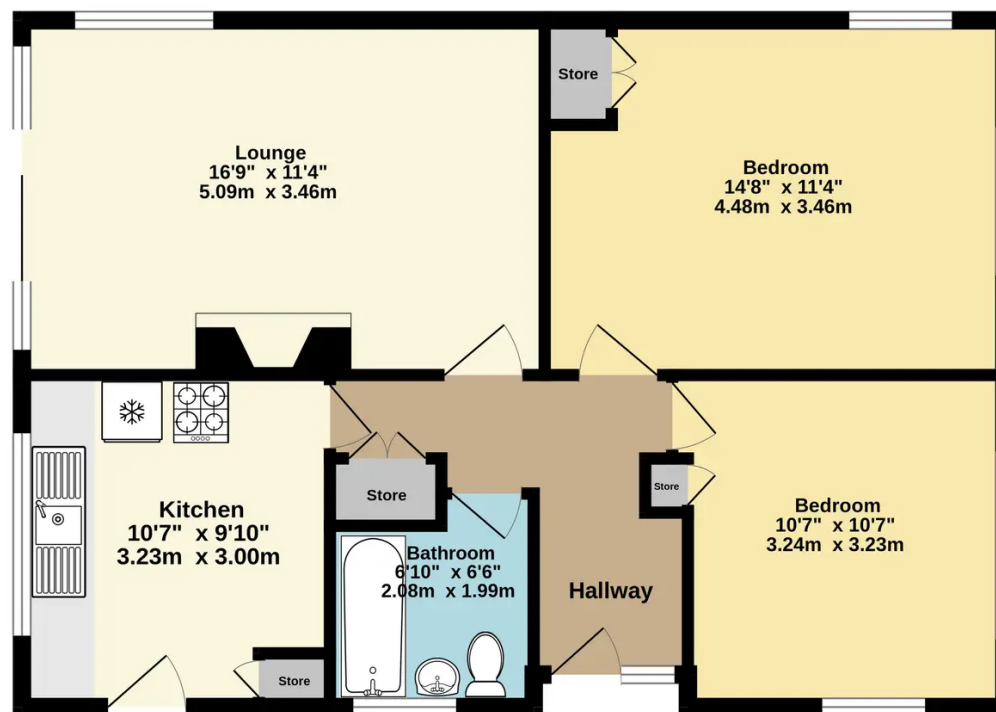
Bathroom

6' 4" x 6' 3" (1.93m x 1.91m)

Kitchen

10' 5" x 9' 1" (3.18m x 2.77m)





TOTAL FLOOR AREA : 684 sq.ft. (63.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix 62024

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 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