



16 Duncan Drive, Birchington

Offers Over **£460,000**



16 Duncan Drive

Birchington, Birchington

THREE BEDROOM DETACHED BUNGALOW IN HIGHLY SOUGHT AFTER BIRCHINGTON LOCATION! Miles & Barr are extremely pleased to be offering this rarely available three bedroom detached bungalow located in the highly sought after Duncan Drive, Birchington. Ideally situated within easy reach of Birchington's main high street, train station and seafront, all other major amenities are also close at hand. Occupying a corner plot, this well presented home boasts three bedrooms, a well proportioned lounge with separate dining area, a fitted kitchen and a modern shower room. Externally there are two main sections to the garden, both offering privacy and low maintenance. There is also a sizeable summerhouse and access into a single garage with further off street parking to the front. In our opinion this property would make the perfect home for any buyer looking to relocate closer to the sea and we expect interest to be extremely high so an early internal viewing is essential to fully appreciate all that is on offer! The property is being offered with NO ONWARD CHAIN and keys are available for immediate viewings!

Tenure: Freehold

- Corner Plot
- Popular Birchington Location
- Lounge With Separate Dining Area
- Modern Fitted Kitchen & Shower Room
- No Onward Chain
- Garage & Further Off Street Parking
- Gardens To Side & Rear With Summerhouse
- Good Decorative Order Throughout
- Three Bedrooms





Entrance Hall

Entrance

Lounge

Dimensions: 4.42m x 3.86m (14'6" x 12'8").

Dining Area

Dimensions: 4.37m x 2.36m (14'4" x 7'8").

Kitchen

Dimensions: 3.38m x 2.01m (11'1" x 6'7").

Shower Room

Dimensions: 1.78m x 1.78m (5'10" x 5'10").

Bedroom One

Dimensions: 3.89m x 3.38m (12'9" x 11'1").

Bedroom Two

Dimensions: 3.66m x 2.97m (12'0" x 9'9").

Bedroom Three

Dimensions: 3.40m x 2.36m (11'2" x 7'9").

External

Side Garden

Summerhouse

Rear Garden

Garage



Ground Floor

Approx. 81.0 sq. metres (871.9 sq. feet)



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