



WALLIS & CO  
ESTATE AGENTS

## Offers in excess of £250,000 Minster Road, Sheerness, ME12



- Delightful Two Bedroom Family Home
- Bay Fronted Property
- Two Double Bedrooms
- lounge Measuring 15'7 x 10'7
- Double Glazed Windows And Doors
- Gas Heating System
- Dining Room With Feature Fire Place
- Utility Room
- Enclosed Rear Garden

\*\*\*OPEN DAY JANUARY 30TH\*\*\*

This delightful family home is situated moments from local shops and conveniences and has all a young family or first time buyer could need.

As you enter you are welcomed by the bright and airy hallway leading to the spacious living room with bay window and the large dining room with a feature fireplace and double doors leading to the garden. From the dining room you have access into the

modern kitchen with wall and base units, the kitchen also has a useful utility space for a tumble dryer or other electric appliances as well as storage.

Upstairs you find the very generous master bedroom with a lovely bay window and built-in storage cupboard. The second bedroom is also a great size double bedroom with views over the back garden and further built in storage space. The family bathroom has a full white suite with shower over bath and storage cupboard.

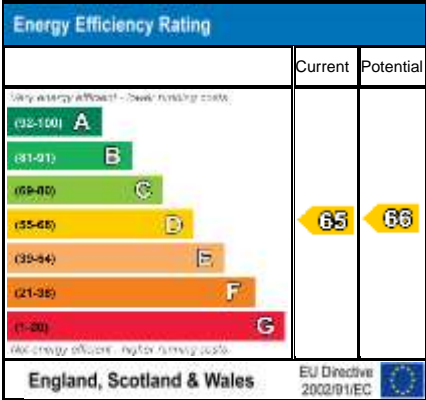
Overall the property is in fantastic condition and is very well presented with tasteful modern decor throughout meaning you can just move straight in and settle down.

Outside is a delightful sunny garden which is very low maintenance with artificial grass and a lovely seating area perfect for enjoying some summer sun with friends and family.

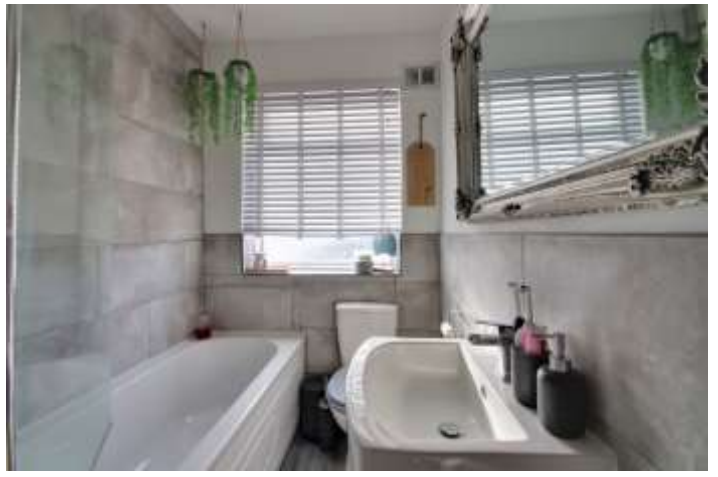
Call us today so you do not miss out on this fantastic home ideally suited to all types of buyer.

# Minster Road, Sheerness, ME12

- Lounge**  
15'7" x 10'7" (4.75m x 3.23m)
- Utility**  
2'8" x 4'0" (0.81m x 1.22m)
- Bathroom**  
8'3" x 5'1" (2.51m x 1.55m)
- Dining room**  
13'5" x 14'1" (4.09m x 4.29m)
- Bedroom one**  
15'8" x 14'1" (4.78m x 4.29m)
- Kitchen**  
7'8" x 12'1" (2.34m x 3.68m)
- Bedroom two**  
13'4" x 8'6" (4.06m x 2.59m)







GROUND FLOOR



1ST FLOOR



While every attempt has been made to ensure the accuracy of the floorplans 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.  
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## Directions

## Location



### VIEWING BY APPOINTMENT WITH AGENTS WALLIS AND CO ESTATE AGENTS LTD

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.