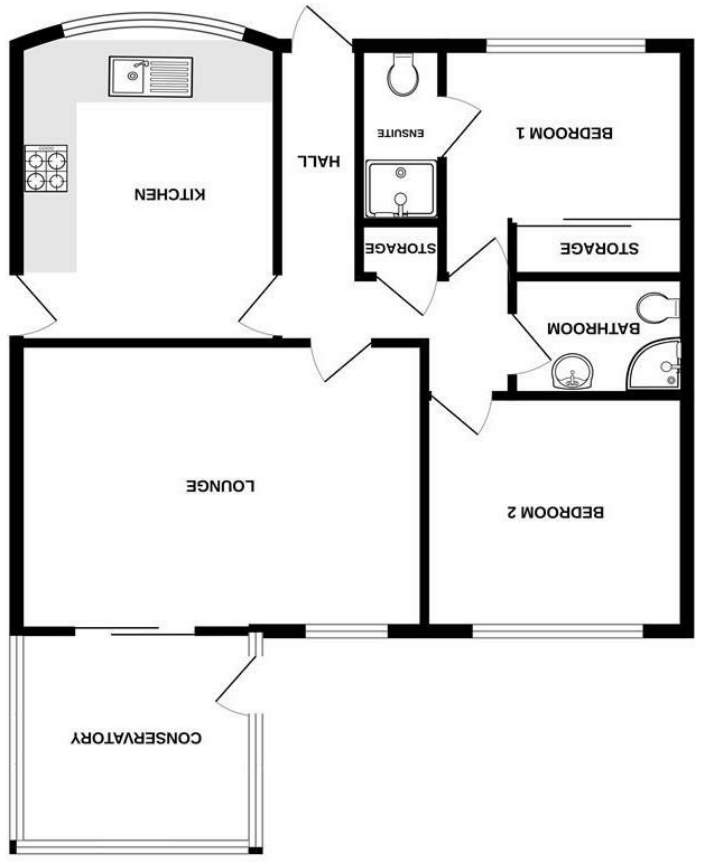


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract.

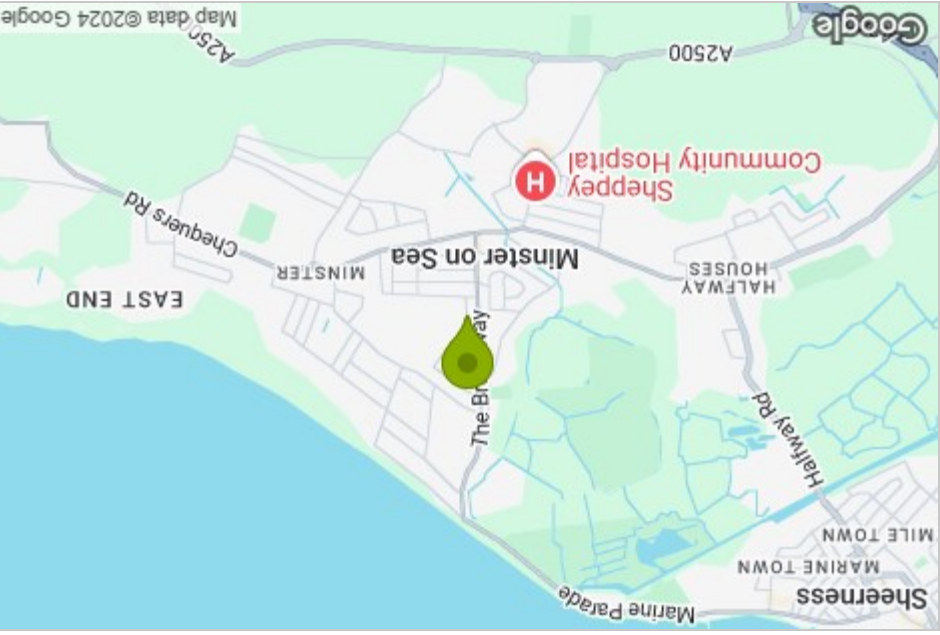
James Perry
 3 Broadway, Sheerness, Kent, ME12 1AB
 Tel: 01795 666 666 Email: sales@james-perry.co.uk www.james-perry.co.uk



GROUND FLOOR

Floor Plan

What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows and other items are approximate and no responsibility is taken for any error. Prospective purchasers should verify the accuracy of the floorplan by visiting the property. The services, fixtures and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. This plan is for guidance only and should be used as a guide only. It is not intended to be used as a contract. It is not intended to be used as a contract. It is not intended to be used as a contract.



Area Map

Energy Efficiency Graph

England & Wales	
EU Directive 2002/91/EC	
Not energy efficient - higher running costs	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
(92 plus)	A
Very energy efficient - lower running costs	
Current	Potential
67	86

England & Wales	
EU Directive 2002/91/EC	
Not environmentally friendly - higher CO2 emissions	
(1-20)	G
(21-30)	F
(31-40)	E
(41-50)	D
(51-60)	C
(61-70)	B
(71-80)	A
(81-90)	A
(91-100)	A
(92 plus)	A
Very environmentally friendly - lower CO2 emissions	
Current	Potential

Viewing

Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

Sycamores Waverley Avenue
 Minster On Sea, Sheerness, ME12 2JL
 Price £275,000

2 2 1 D



Sycamores Waverley Avenue



- Chain Free
- Two Bed
- Detached Bungalow
- Short Walk To The Blue Flag Beach
- Double Glazed Throughout
- Sought After Location
- Stunning Sea Views
- Detached Garage
- Close To Local Amenities
- Gas Central Heating
- Council Tax Band D

Description

James Perry are delighted to be bringing to the market this spacious two bedroom detached bungalow. A great property if you are downsizing or just looking to move closer to the sea. Located near the Glen with local amenities close by and a main bus route.

Upon entrance to the property is an entrance hall leading through into the kitchen which compromises of matching wooden wall and base units. Space for free standing under the counter fridge and freezer with integrated wall oven. Extensive lounge with additional space for dining table, brick fire place and double doors leading through to the conservatory. Conservatory with tiled floor, radiator and access to the rear garden.

Bedroom 1 located at the front of the property offers a triple doored built in wardrobe with space for a double bed and En-suite shower room. Bedroom 2 located at the back of the property with space for double bed and views over the rear garden. Family shower room complete with WC, vanity wash basin and corner shower.

To the exterior of the property there is a well-maintained lawn garden with small patio seating area. Additional benefits of a garage with off-road parking.

This property boasts huge potential, call us to book in your viewing today.

Minster On Sea, Sheerness, ME12 2JL

