

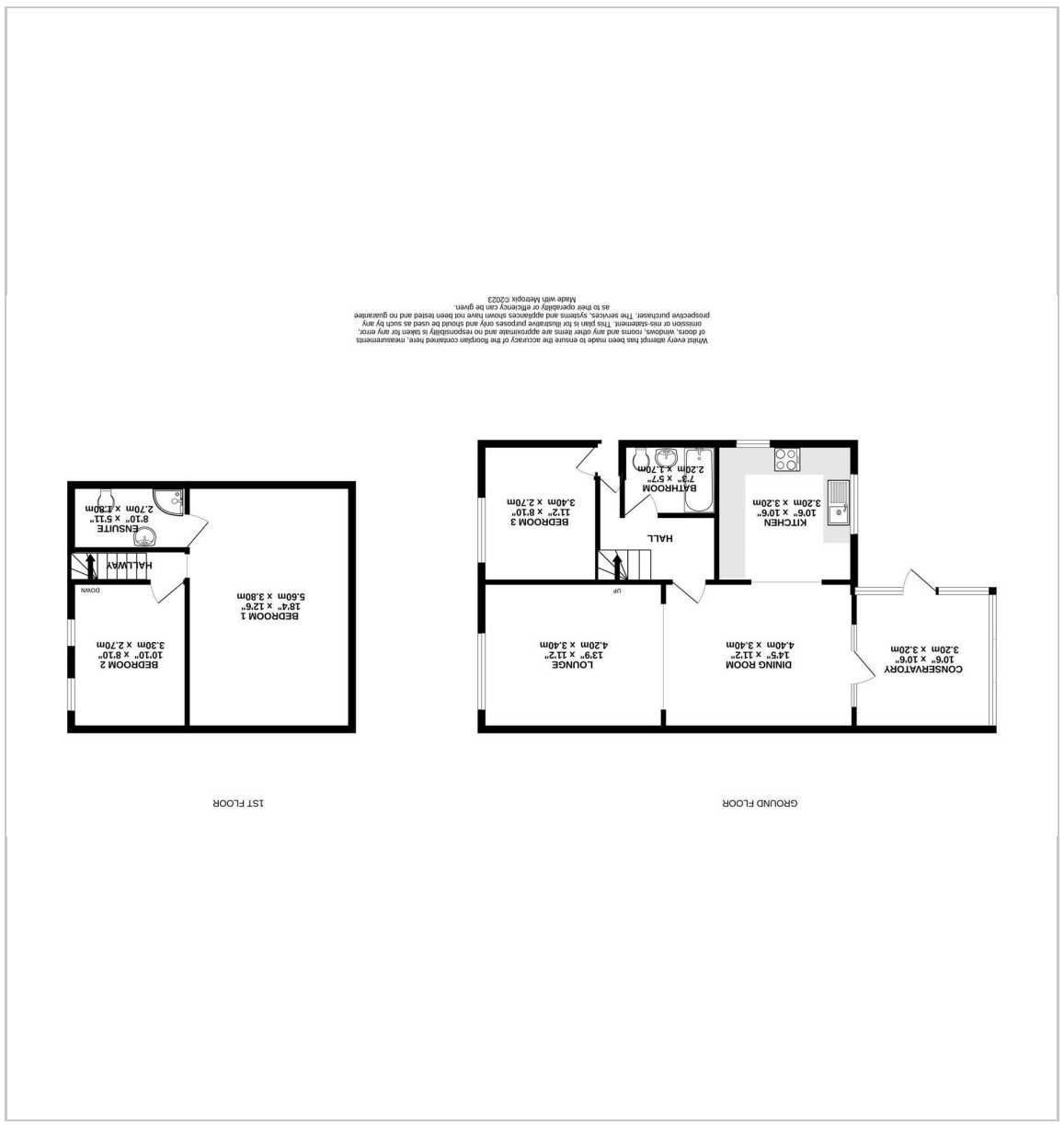


94 Scrapsgate Road  
 Minster On Sea, Sheerness, ME12 2DJ  
 Guide price £400,000

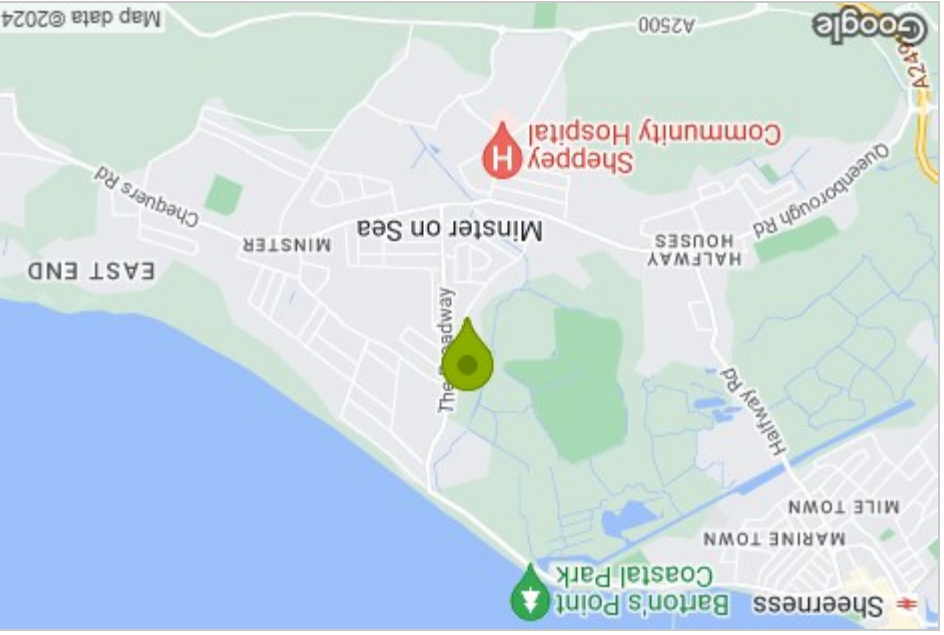
3 2 1 D



Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - lower running costs	A	Very environmentally friendly - lower CO <sub>2</sub> emissions	A
Energy efficient - lower running costs	B	Environmentally friendly - lower CO <sub>2</sub> emissions	B
Decent energy efficiency - lower running costs	C	Decent environmental friendliness - lower CO <sub>2</sub> emissions	C
Below average energy efficiency - higher running costs	D	Below average environmental friendliness - higher CO <sub>2</sub> emissions	D
Poor energy efficiency - higher running costs	E	Poor environmental friendliness - higher CO <sub>2</sub> emissions	E
Very poor energy efficiency - very high running costs	F	Very poor environmental friendliness - very high CO <sub>2</sub> emissions	F
Very poor energy efficiency - very high running costs	G	Very poor environmental friendliness - very high CO <sub>2</sub> emissions	G

**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.

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 or fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



# 94 Scrapsgate Road



- Three Bed Semi Detached
- Under Floor Heating
- Large Rear Garden
- Off Road Parking For Multiple Cars
- Council Tax Band C
- Short Walk To The Blue Flag Beach
- Gas Central Heating
- Double Glazed Throughout
- Wooden Cabin With Power And Lighting
- Stunning Views

## Description

Guide Price £400,000 to £425,000

James Perry Estate Agents are pleased to bring to the market this stunning 3 bedroom family home. Located in Minster On Sea, the property boasts the benefit of being just a short walk away from the beautiful coastal beaches and close links to local shops and a variety of schools. Approaching the property to the front there is a good sized drive with parking for 2-3 cars. Upon entrance there is a hall with bedroom 3 a single room, located to the front of the property with ceramic tiled flooring and radiator. To the end of the hall is a family bathroom which has been tastefully decorated with wash basin, WC and bath with over head shower. The open plan kitchen/dining room is a great space, perfect for entertaining. The kitchen is finished to a modern standard with extensive cupboards consisting of grey matching wall and base units. Integrated oven, hob and space for free standing washing machine and fridge/freezer. The dining room currently holds a large table accommodating up to 6 people. The generous sized lounge allows for a sofa suite and window to the side. In addition to the lounge, the conservatory leading off from the dining room allowing for a light and airy room with door access to the rear garden. Ceramic tiled flooring runs throughout the ground floor with double glazed windows, gas central heating, underfloor heating and newly installed shutter blinds throughout the rest of the property. To the first floor is a large master bedroom with space for king size bed, double aspect window and plenty of room for free standing furniture. Benefitting from an en-suite shower room with vanity wash basin and Velux window. Bedroom 2 is also located on the first floor, finished with grey carpet, 2 Velux windows and black feature radiator. To the rear there is a south facing enclosed garden accompanied by countryside views. Recently installed summerhouse inclusive of power supply perfect for this families with anyone working from home.

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