

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.

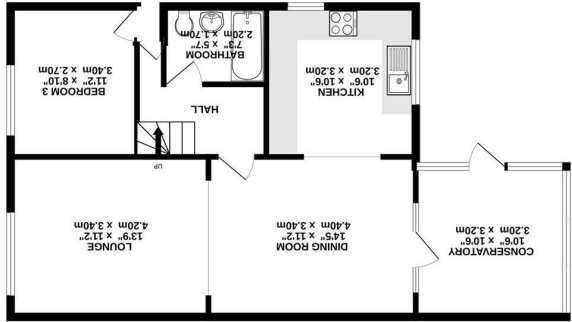
Viewing

Energy Efficiency Rating		
EU Directive 2002/91/EC	Current	Potential
England & Wales		
Not energy efficient - higher running costs		
(1-20)	G	
(21-30)	F	
(31-54)	E	
(55-60)	D	
(61-81)	C	
(82-92)	B	
(93-100)	A	
Very energy efficient - lower running costs		
62		82
England & Wales		
EU Directive 2002/91/EC	Current	Potential
Not environmentally friendly - higher CO2 emissions		
(1-20)	G	
(21-30)	F	
(31-54)	E	
(55-60)	D	
(61-81)	C	
(82-92)	B	
(93-100)	A	
Very environmentally friendly - lower CO2 emissions		

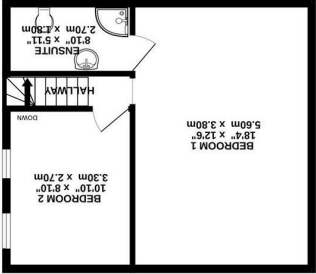
Energy Efficiency Graph



Area Map



Floor Plan



1ST FLOOR

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, windows, doors and other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance 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 Mirologix (2023)

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

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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

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 ben 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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