

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.

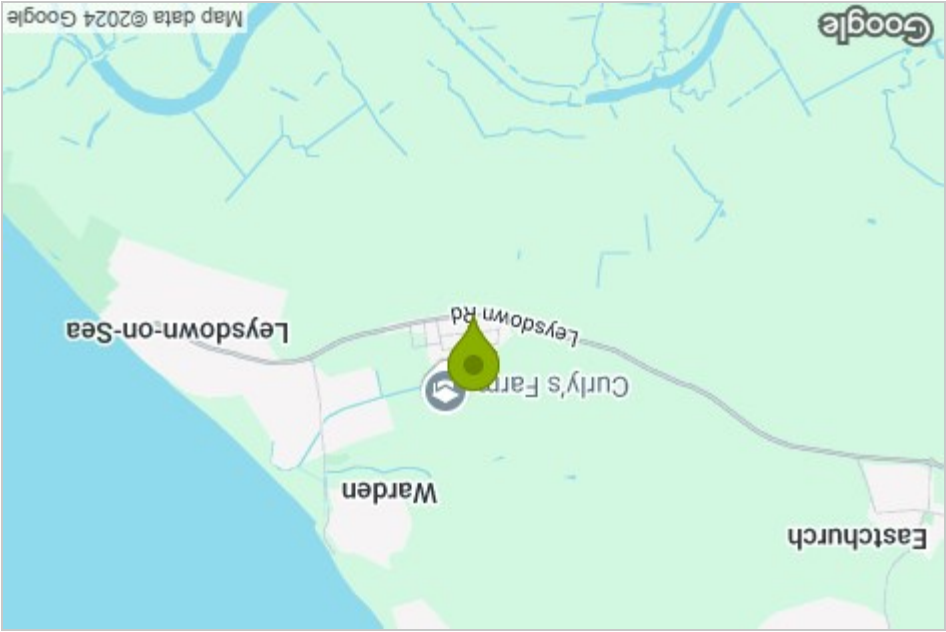
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Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

Viewing

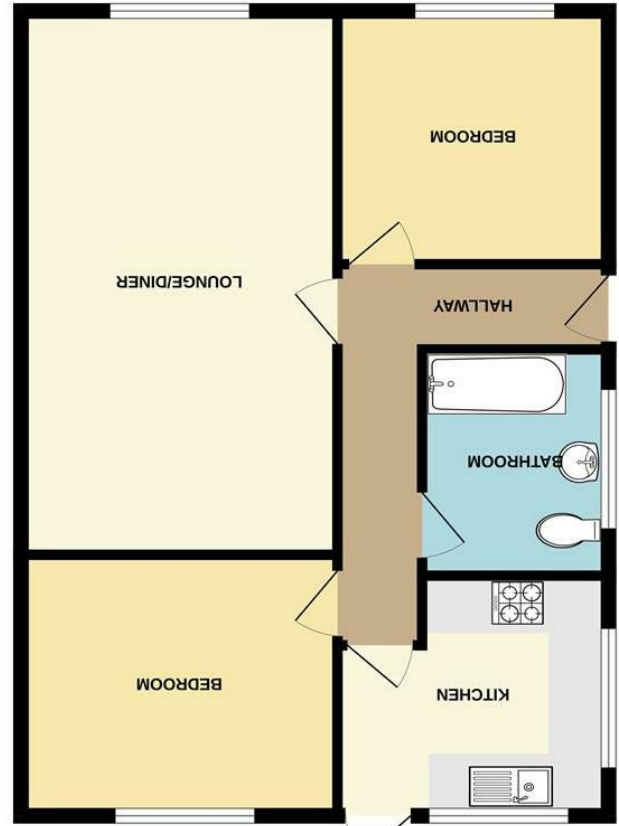
| England & Wales | |
|---|---|
| EU Directive 2002/91/EC | 2022/91/EC |
| Very energy efficient - lower CO2 emissions | Very energy efficient - lower running costs |
| (92 plus) | A |
| (81-91) | B |
| (69-80) | C |
| (55-68) | D |
| (39-54) | E |
| (21-38) | F |
| (1-20) | G |
| Not environmentally friendly - higher CO2 emissions | Not environmentally friendly - higher running costs |
| Current | Potential |
| 87 | 71 |

Energy Efficiency Graph



Area Map

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of rooms, doors and other features are approximate and no responsibility is taken for any error. Prospective purchasers should verify the accuracy of the floorplan by inspection. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency. This plan is for guidance only and should be used as such by any prospective purchaser.



GROUND FLOOR

Floor Plan



325 Leysdown Road
 Leysdown-On-Sea, Sheerness, ME12 4AR

Price £260,000



325 Leysdown Road



- Two Bed Semi Detached Bungalow
- Gas Central Heating
- Large Front And Rear Garden
- Family Bathroom
- Council Tax Band C
- Chain Free
- Garage
- Close To Local Amenities

Description

Two bed semi detached bungalow in the seaside town of Leysdown. Upon entrance to this spacious property you have a driveway for multiple cars and the added bonus of a garage. Once you enter the property you have a double bedroom which is to the front and also the bright and open lounge which offers a large front window to let in an abundance of light. You will then find the family bathroom which to your left with a bath, sink and WC. The kitchen offers white base and wall units with a kitted cooker and hob. The main bedroom at this property has another large window with plenty of space, this then backs onto the conservatory and utility area providing that extra room for potential. The garden to this bungalow is patio and laid to lawn, its is a large garden which is very private and not overlooked. Currently with tenant looking to vacate.

Leysdown-On-Sea, Sheerness, ME12 4AR

