



Tawny rise, Sheerness, ME12 3XU

£575,000

 3  2  1  A

Hunters are delighted to welcome to the market this 3-bed spacious and accessible detached bungalow boasting views over the Swale estuary and Elmley bird reserve.

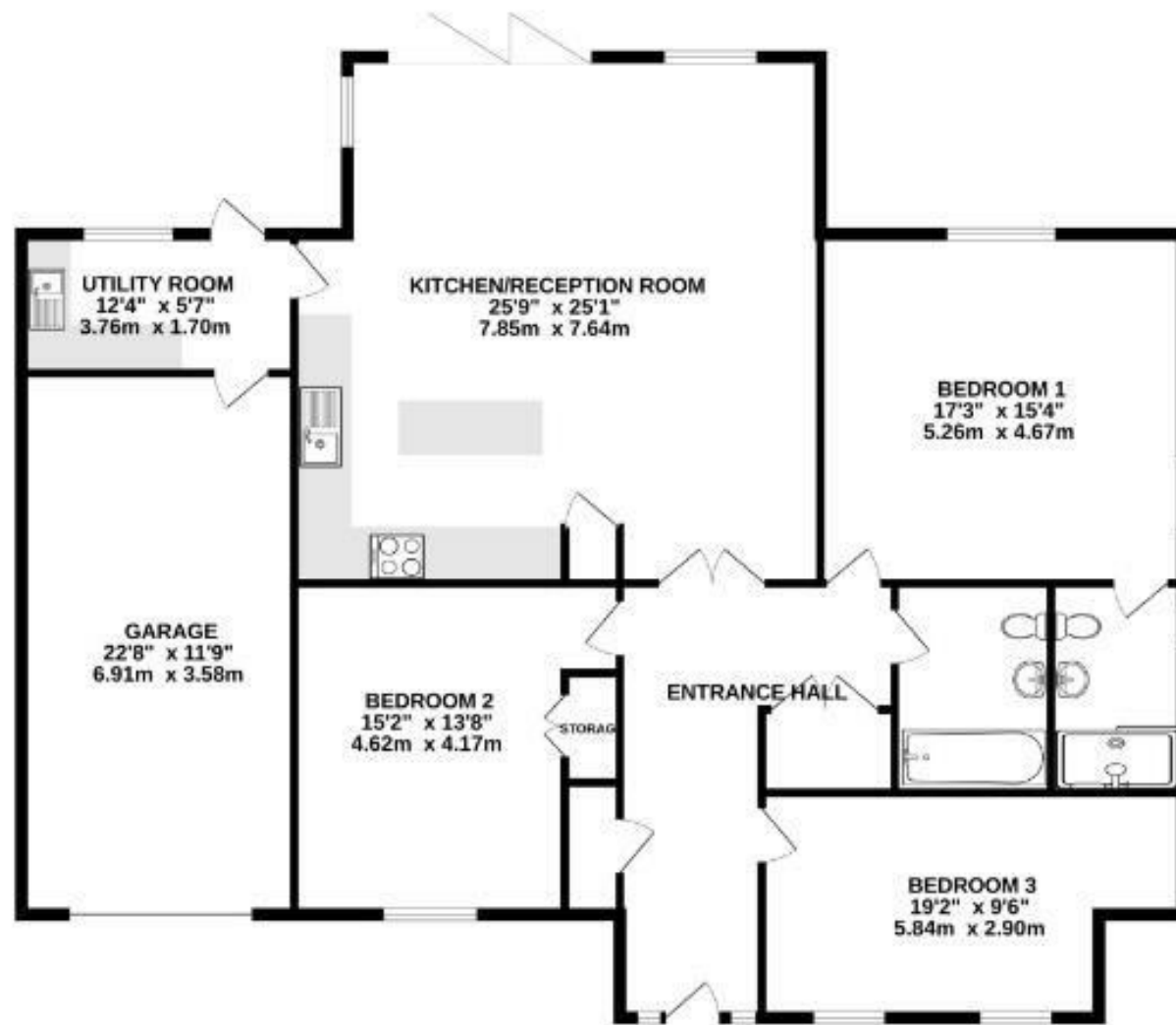
Upon entry you immediately see the attention to detail this beautifully designed home has to offer. You are greeted by a large hall. Through the hall the property offers 3 double bedrooms and family bathroom with the generously sized master bedroom benefiting from its own en-suite.

Spanning approximately 1962sqft this spacious Bungalow offers open plan living at its finest, with a large kitchen diner backing onto the properties mainly laid to lawn, south facing garden and secluded patio area. The kitchen has ample wall and base units, centrepiece island and built in appliances including dish washer, cooker and microwave. Off the kitchen a utility room provides further storage and space for white goods, access out to the garden as well as the oversized garage.

Situated within in a sought after location, close to all local amenities, transport links and local schools this property is a must view to see its true potential.



GROUND FLOOR
1962 sq.ft. (182.3 sq.m.) approx.



TOTAL FLOOR AREA: 1962 sq.ft. (182.3 sq.m.) approx.
Whilst every effort has been made to ensure the accuracy of the description contained here, the advertiser does not accept any liability for any inaccuracy or error in the description or any other information contained here. The advertiser does not accept any liability for any inaccuracy or error in the description or any other information contained here. The advertiser does not accept any liability for any inaccuracy or error in the description or any other information contained here.



Tenure: Freehold
Council Tax Band: E

- CHAIN FREE
- AIR SOURCE HEAT PUMP
- UNDERFLOOR HEATING
- SOLAR PANNELS
- ELECTRIC CHARGING POINT
- SOUTH FACING
- DRIVE AND GARAGE
- PRIVATE ROAD

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		95	95
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(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 CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

THINKING OF SELLING? If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.