

Tawny rise, Minster On Sea, Sheerness, ME12 3XU

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

Offers In Excess Of £575,000



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DESCRIPTION

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.

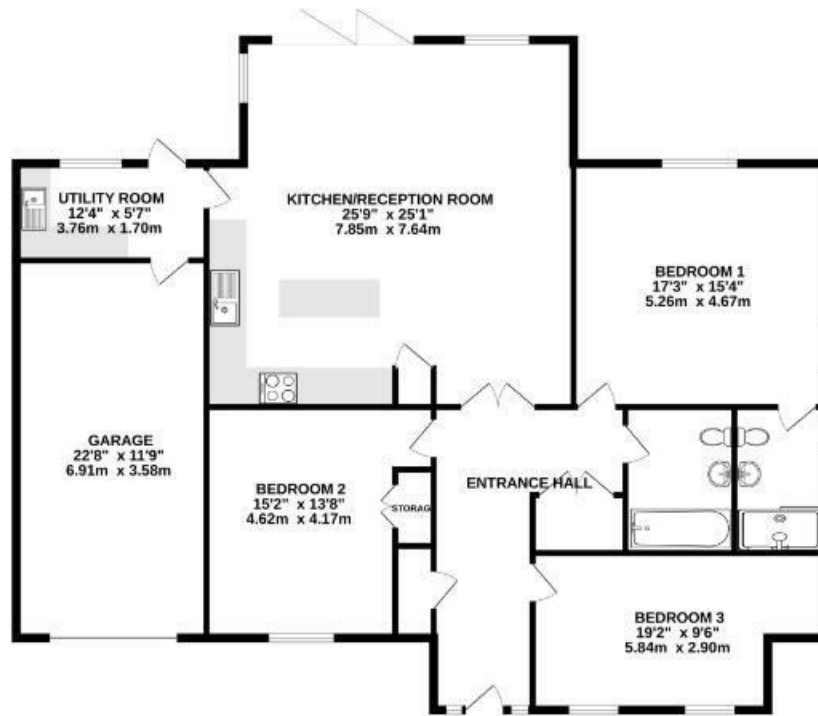
Spanning approximately 1962sqft this spacious Bungalow offers open plan living at its finest, with a large kitchen diner backing onto the properties mainly laid to lawn, south facing garden and secluded patio area. The kitchen has ample wall and base units, centrepiece island and built in appliances 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.
MEASUREMENTS ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE BUYER SHOULD VERIFY THE ACCURACY OF THE MEASUREMENTS AND SHOULD BE AWARE THAT THE MEASUREMENTS ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE BUYER SHOULD VERIFY THE ACCURACY OF THE MEASUREMENTS AND SHOULD BE AWARE THAT THE MEASUREMENTS ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY. THE BUYER SHOULD VERIFY THE ACCURACY OF THE MEASUREMENTS AND SHOULD BE AWARE THAT THE MEASUREMENTS ARE APPROXIMATE AND SHOULD BE USED AS A GUIDE ONLY.



Viewings

Please contact Maidstone@hunters.com, if you wish to arrange a viewing appointment for this property or require further information.

Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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	

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.



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