



**38 Emerald View, Warden**  
Sheerness

Guide Price £210,000 – £220,000

## 38 Emerald View

Warden, Sheerness

Guide price £210,000 - £220,000 Charming 3 bed terraced house with neo-Georgian style facade. Modern kitchen, bright lounge, 3 bedrooms, gas heating, beach proximity. Ideal family home. No chain.

Council Tax band: B

Tenure: Freehold

EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating:

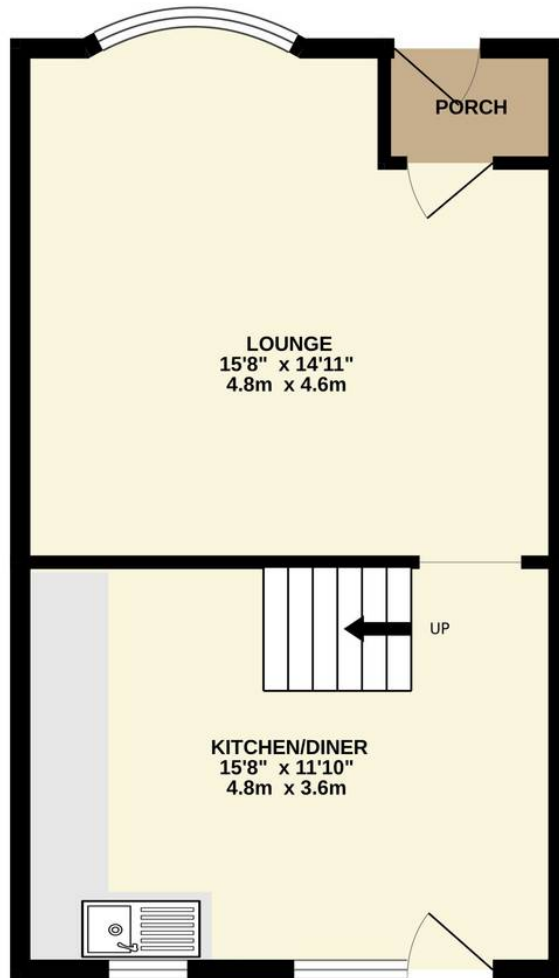
- 3 bedroom Neo Georgian style bay fronted home
- Garage space en bloc
- Close to the beach with scenic walks
- Spacious kitchen diner with refitted kitchen including built in oven and hob
- Sunny lounge with bay fronted window
- Gas central heating
- Local school within walking distance
- Enclosed paved rear garden
- No chain



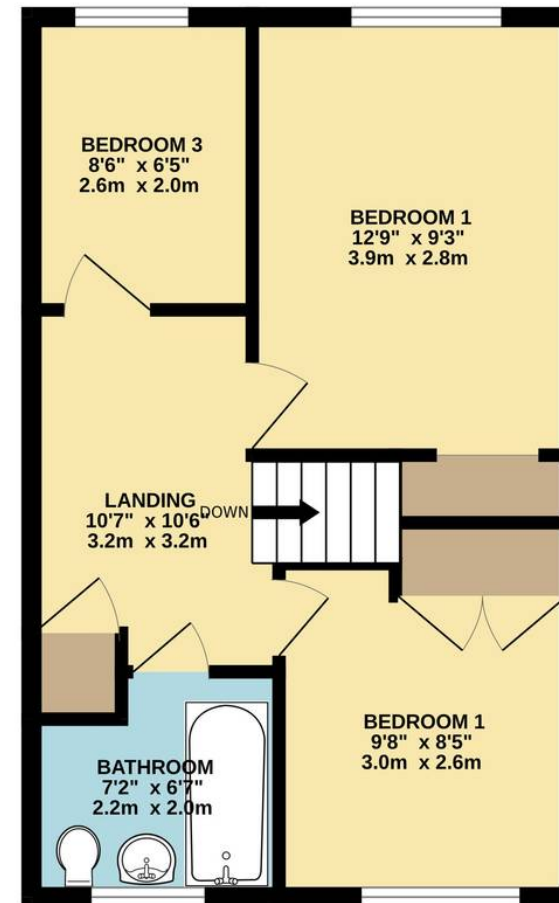




GROUND FLOOR  
423 sq.ft. (39.3 sq.m.) approx.



1ST FLOOR  
401 sq.ft. (37.2 sq.m.) approx.



TOTAL FLOOR AREA : 824 sq.ft. (76.6 sq.m.) approx.

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

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