



53 Alma Street

Sheerness, ME12 2AY

Greenleaf Property Services are pleased to offer this well-positioned family home to the market, in a popular residential location, recently fully refurbished to a high standard, and available with NO CHAIN! Boasting a separate lounge, kitchen/diner, shower-room/WC, and three good size bedrooms, this delightful property would make an ideal first purchase or investment opportunity and is quite simply ready to move into and enjoy!

The accommodation comprises of spacious lounge, kitchen/dining room, rear lobby and shower room W/C. To the first floor there are three good size bedrooms. The property benefits from a good size rear garden with patio area and side access and being situated in this popular location, this property is ideally located for families, with schools, shops, and amenities all close by.

This home is an excellent find. We anticipate a high amount of interest and as such we would recommend that any interested buyers call to arrange a viewing at their earliest convenience to ensure this opportunity is not missed.

EPC Grade D. Council Tax Band A.

Offers In The Region Of £180,000

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Sheerness, ME12 2AY



- NO CHAIN!
- GROUND FLOOR SHOWER ROOM W/C
- IDEAL FIRST PURCHASE/INVESTMENT
- COUNCIL TAX BAND A
- THREE BEDROOMS (THIRD OFF THE SECOND)
- KITCHEN/DINING ROOM
- CENTRALLY LOCATED
- RECENTLY RENOVATED THROUGHOUT
- DOUBLE GLAZING & GAS CENTRAL HEATING
- EPC GRADE D

Entrance

Lounge

12'5" x 12'0" (3.80 x 3.67)

Kitchen/Dining Room

10'7" x 9'3" (3.23 x 2.82)

Rear Lobby

7'1" x 4'9" (2.17 x 1.47)

Shower Room W/C

5'10" x 5'4" (1.79 x 1.63)

First Floor

Bedroom

13'9" x 11'10" (4.21 x 3.62)

Bedroom

11'0" x 10'7" (3.36 x 3.23)

Bedroom

12'5" x 6'11" (3.81 x 2.12)

Rear Garden

Good Size, landscaped rear garden with patio area, side access and outside tap.

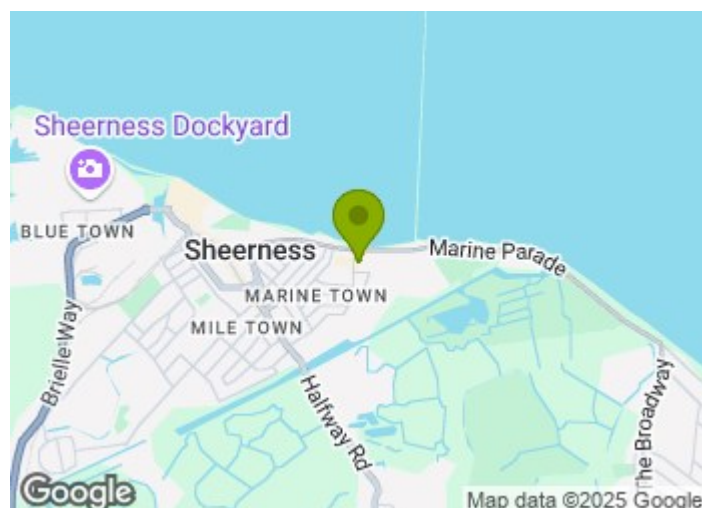
Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

Agents Note

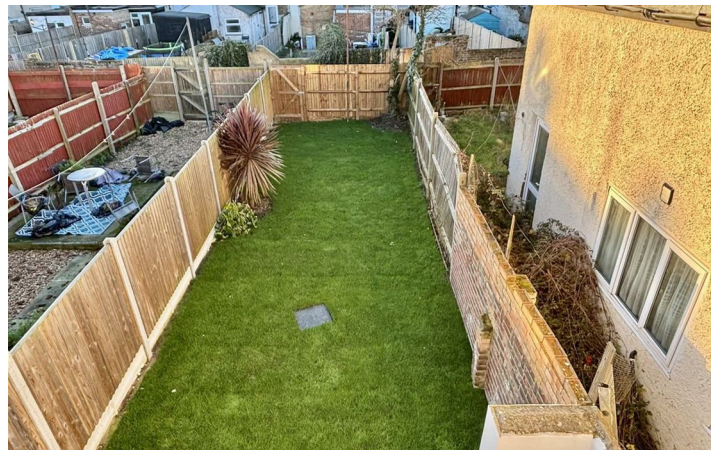
We endeavour to make our sales particulars accurate and reliable,

however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide only, and are not precise. If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



Directions

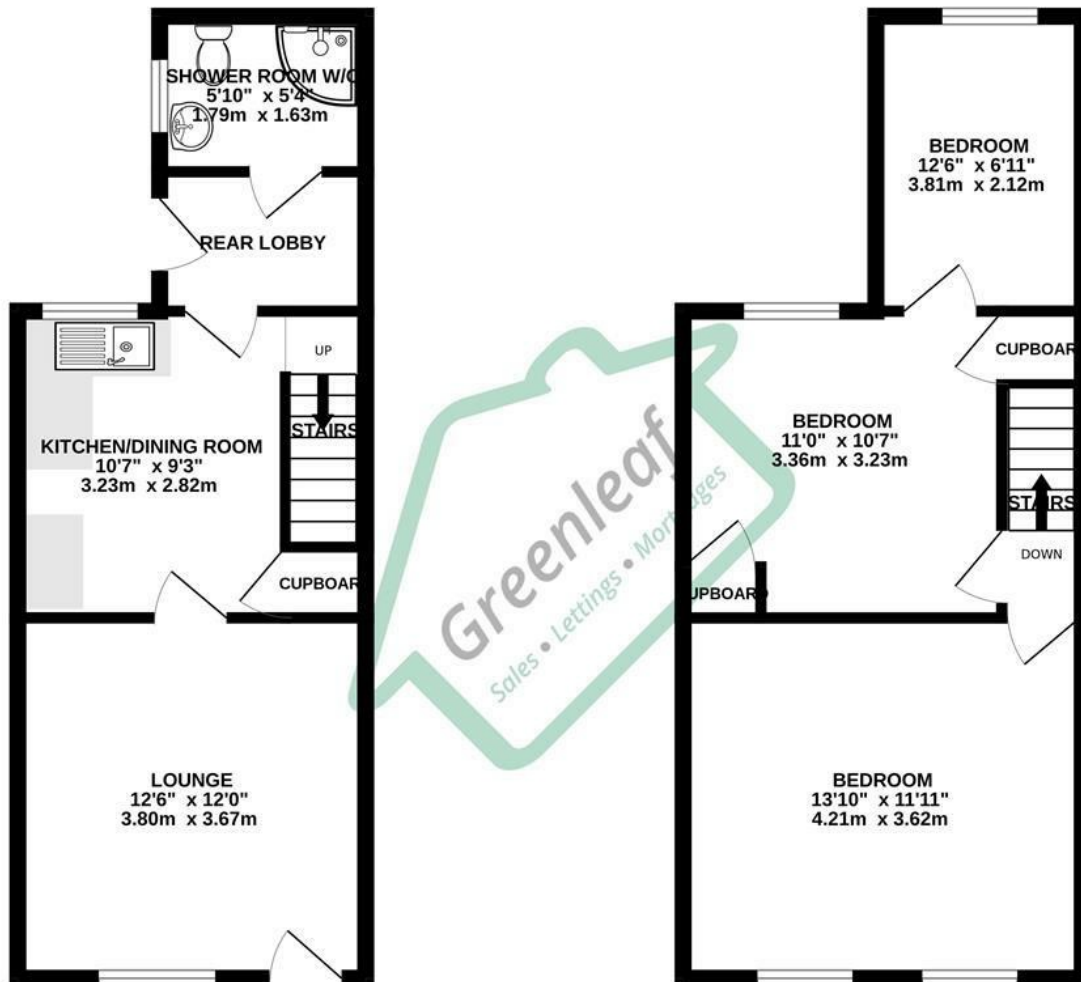
Tel: 01634730672





GROUND FLOOR
350 sq.ft. (32.6 sq.m.) approx.

1ST FLOOR
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA : 742 sq.ft. (68.9 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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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
<p>Very energy efficient - lower running costs</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not energy efficient - higher running costs</p>		<p>Very environmentally friendly - lower CO₂ emissions</p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p>Not environmentally friendly - higher CO₂ emissions</p>	
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>		<p>England & Wales</p> <p>EU Directive 2002/91/EC</p>	

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 of 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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