



**Price**  
**£275,000**

**Freehold**

3x  1x  1x 

**Bridge View, Manor  
Road, Rushenden, Kent,  
ME11**

*Wards*  
Helping you move forwards

## Main features

- Includes a 10 year Build Zone Guarantee
- Air source heat pump, plus underfloor heating downstairs
- Kitchen includes oven/hob and fridge freezer
- Lovely views both opposite and in the distance
- Electric charging point by the 2 allocated parking spaces

## Accommodation

### GROUND FLOOR

#### Entrance Hall

**Downstairs Cloakroom:** 5'0 x 4'1 (1.53m x 1.25m)

**Kitchen:** 12'5 into recess (3.79m) narrowing to 8'5 (2.57m) x 7'2 (2.19m)

**Lounge/Diner:** 17'0 x 11'2 (5.19m x 3.41m)

### FIRST FLOOR

#### Landing

**Bedroom 2:** 11'5 x 11'0 (3.48m x 3.36m)

**Bedroom 3:** 11'0 x 8'4 (3.36m x 2.54m)

### SECOND FLOOR

#### Landing

**Bedroom 1:** 23'7 x 11'1 (7.19m x 3.38m)

### OUTSIDE

#### Front Garden

#### Rear Garden

#### Allocated Parking Spaces



### Nearest Schools

Primary Schools: Halfway Houses Primary 2.2 miles

Secondary Schools: Oasis Academy 2.7 miles, Fulston Manor School 5.1 miles

Further Education: Oasis Academy 2.7 miles



### Transport Information

Train Stations: Queenborough 0.5 miles, Sheerness-on-Sea 3.4 miles, Swale 3.7 miles



### Address

Bridge View, Manor Road, Rushenden, Kent, ME11



### Directions

For directions to this property please contact us.

Call Sheerness - 01795 664651 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)

■ If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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