



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£300,000**

**Freehold**

3x  1x  1x 

**Nelson Avenue, Minster**

**On Sea, Kent, ME12**

*Wards*  
Helping you move forwards





## Main features

- Great size lounge/dining room
- Ample amounts of off road parking to the front
- Extended bathroom with bathroom plus a shower
- Out building, perfect for a home office or a games room
- Good location with great links to the A249

## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge/Diner: 25'0 x 8'10 (7.63m x 2.69m)

Kitchen: 15'4 x 9'5 (4.68m x 2.87m)

Utility Room: 7'4 x 2'5 (2.24m x 0.74m)

Bathroom: 12'8 x 7'9 (3.86m x 2.36m)

### FIRST FLOOR

#### Landing

Bedroom 1: 12'8 x 11'6 (3.86m x 3.51m)

Bedroom 2: 11'9 x 8'10 (3.58m x 2.69m)

Bedroom 3: 9'10 x 7'9 (3.00m x 2.36m)

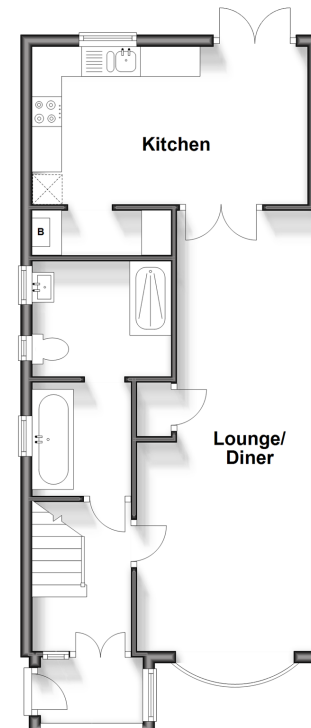
### OUTSIDE

Front Garden

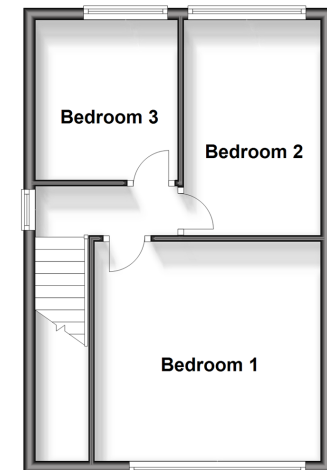
Front Driveway

Rear Garden

**Ground Floor**  
Approx. 50.9 sq. metres (547.8 sq. feet)



**First Floor**  
Approx. 35.7 sq. metres (384.2 sq. feet)



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

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

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



11635457/20250129/GS/JLS