



Guide Price
£350,000

Freehold

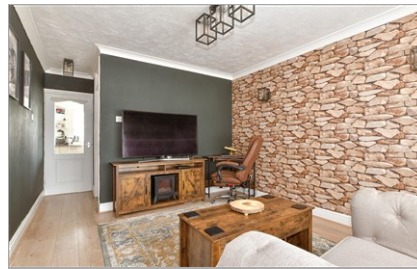
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Falcon Gardens, Minster
On Sea, Kent, ME12

OVER 60?

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

Wards
Helping you move forwards



Main features

- Set in a no through road
- L-shaped conservatory to the rear
- En-suite shower room to the main bedroom, plus a shower room downstairs
- Great size lounge/diner plus a separate dining room
- Good size modern kitchen with doors to the garden

Accommodation

GROUND FLOOR

Entrance Porch
Entrance Hall
Lounge/Dining Area: 29'2 x 11'8 (8.90m x 3.56m)
Family Room: 12'9 x 10'7 (3.89m x 3.23m)
Kitchen: 18'9 x 8'1 (5.72m x 2.47m)
Shower Room: 7'6 x 4'9 (2.29m x 1.45m)
Conservatory: 18'5 x 11'6 (5.62m x 3.51m)

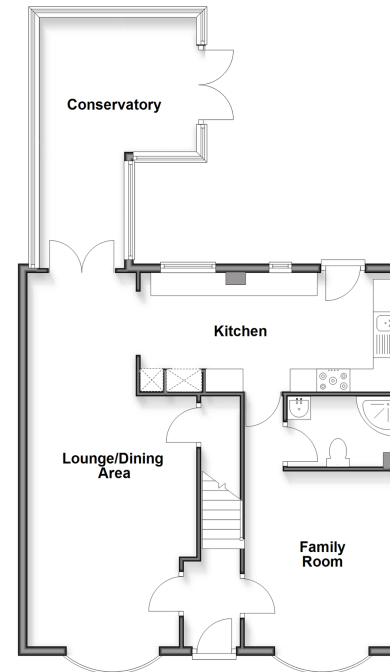
FIRST FLOOR

Landing
Bedroom 1: 13'8 x 10'8 (4.17m x 3.25m)
En-Suite Bathroom: 7'5 x 4'7 (2.26m x 1.40m)
Bedroom 2: 10'7 x 8'0 (3.23m x 2.44m)
Bedroom 3: 9'6 x 7'7 (2.90m x 2.31m)
Bedroom 4: 14'6 x 8'9 (4.42m x 2.67m)
Bedroom 5: 9'9 x 5'8 (2.97m x 1.73m)
Bathroom: 6'9 x 6'0 (2.06m x 1.83m)

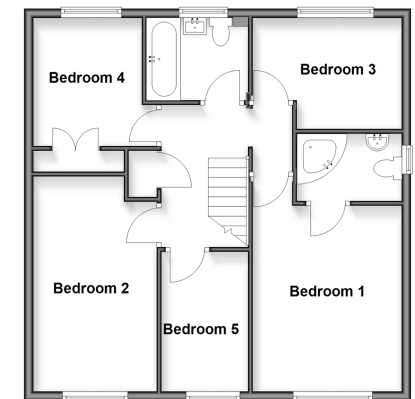
OUTSIDE

Front Garden
Off Road Parking
Rear Garden

Ground Floor
Approx. 81.8 sq. metres (880.8 sq. feet)



First Floor
Approx. 66.2 sq. metres (712.6 sq. feet)



Call Sheerness - 01795 664651 ■ 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 50% less, by purchasing a Lifetime Lease.

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



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