

PRICE

Offers Over
£250,000

Freehold



**DELIGHTFUL FAMILY HOME SITUATED
ON THE OUTSKIRTS OF TOWN, READY
TO MOVE INTO. BEST OF ALL, THERE'S
NO CHAIN!**

**Maple Street, Sheerness
ME12 1XH**



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GROUND FLOOR
582 sq ft. (54.2 sq m.) approx.

1ST FLOOR
490 sq ft. (45.2 sq m.) approx.



This ideal family home offers deceptively spacious accommodation, including three double bedrooms, a large, fitted kitchen with a Range cooker, and a modern bathroom featuring both a separate bath and a double shower.

The property has been well maintained, with gas central heating, uPVC double glazing, and freshly redecorated walls and ceilings.

Outside, you'll find a small, gated frontage equipped with power and a cold-water tap. At the rear, there's a generous garden with patio areas, a lawn, and two purpose-built workshops complete with light and power.

Best of all, this property is available with no chain! Don't wait—book your escorted viewing with Mark or Shannon today.

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991** - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.