

PRICE  
**£280,000**

Freehold



**A TIDY WELL PRESENTED 3 BED SEMI  
SITUATED CLOSE TO TOWN. PLENTY OF  
PARKING AND A SECLUDED GARDEN  
TOO!**

**Coronation Road, Sheerness  
ME12 2QR**

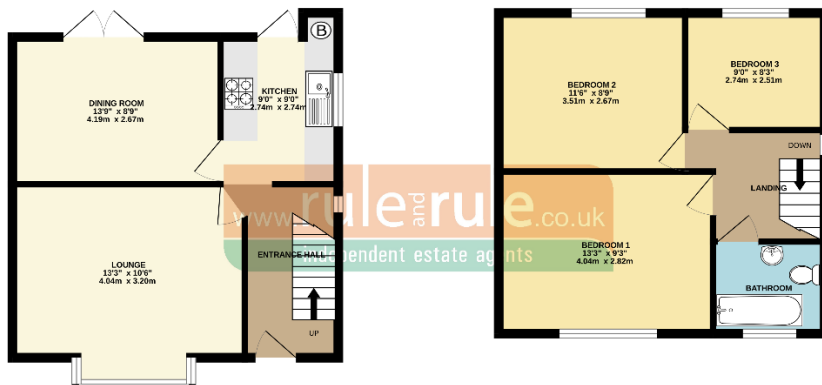






GROUND FLOOR  
409 sq.ft. (38.0 sq.m.) approx.

1ST FLOOR  
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 803 sq.ft. (74.6 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 for 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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Score	Energy rating	Current	Potential
92+	A		
81+	B		86 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

**Come and discover this nicely maintained three-bedroom semi-detached home, perfectly located in a sought-after location close to the town, local schools, and shops.**

**The property boasts uPVC double glazing, gas-fired central heating, a contemporary fitted kitchen, and a modern, white bathroom suite. Outside, you'll find ample off-street parking at the front, alongside convenient side access leading to a private rear garden. The garden is a tranquil retreat, featuring a paved patio, mature shrubs, and a timber shed. This fantastic family home is a must see so don't miss the opportunity! Call Mark or Shannon today to arrange your viewing.**

**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.