

PRICE

£220,000

Freehold



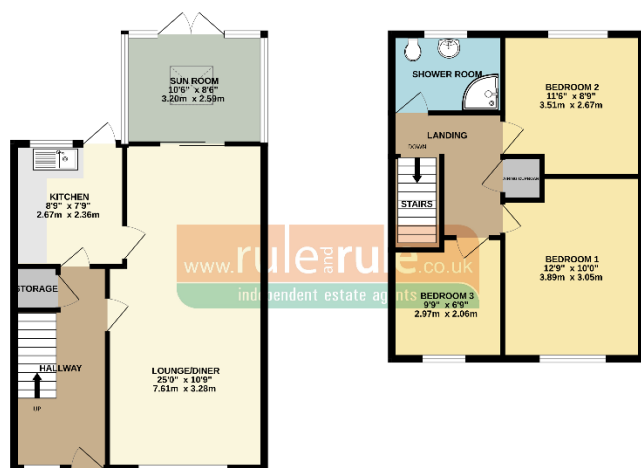
**TIDY 3 BED TERRACED HOUSE ON THE
OUTSKIRTS OF TOWN, CLOSE TO LOCAL
PRIMARY SCHOOLS AND LOCAL AMENITIES.**
Edenbridge Drive, Sheerness
ME12 1JT





GROUND FLOOR
571 sq.ft. (53.0 sq.m.) approx.

1ST FLOOR
480 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1051 sq.ft. (97.7 sq.m.) approx.
All rooming spaces are based on measurements taken by the Estate Agent. Measurements are taken to the internal face of the walls and are not intended to be used for legal purposes. The actual area of the property may vary slightly from the measurements shown. The actual area of the property may vary slightly from the measurements shown. The actual area of the property may vary slightly from the measurements shown.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	70 C	75 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

This well-maintained three-bedroom mid-terrace home enjoys a convenient position on the outskirts of Sheerness, placing local amenities and primary schools within easy reach.

Thoughtfully updated, the property features uPVC double glazing, gas-fired central heating, and a modern fitted kitchen that flows into a bright rear sun lounge—perfect for relaxed mornings or evening unwinding. Upstairs, you'll find three generously sized bedrooms and a practical wet-room style shower room.

Outside, the low-maintenance block-paved frontage offers neat curb appeal, while the rear garden is fully paved and complemented by raised planters and a brick-built shed—ideal for storage or pottering. Offered with no onward chain, this is a superb opportunity for first-time buyers. Early viewing is strongly recommended—contact Mark or Shannon today to arrange yours.

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.