

PRICE  
**£170,000**

Freehold

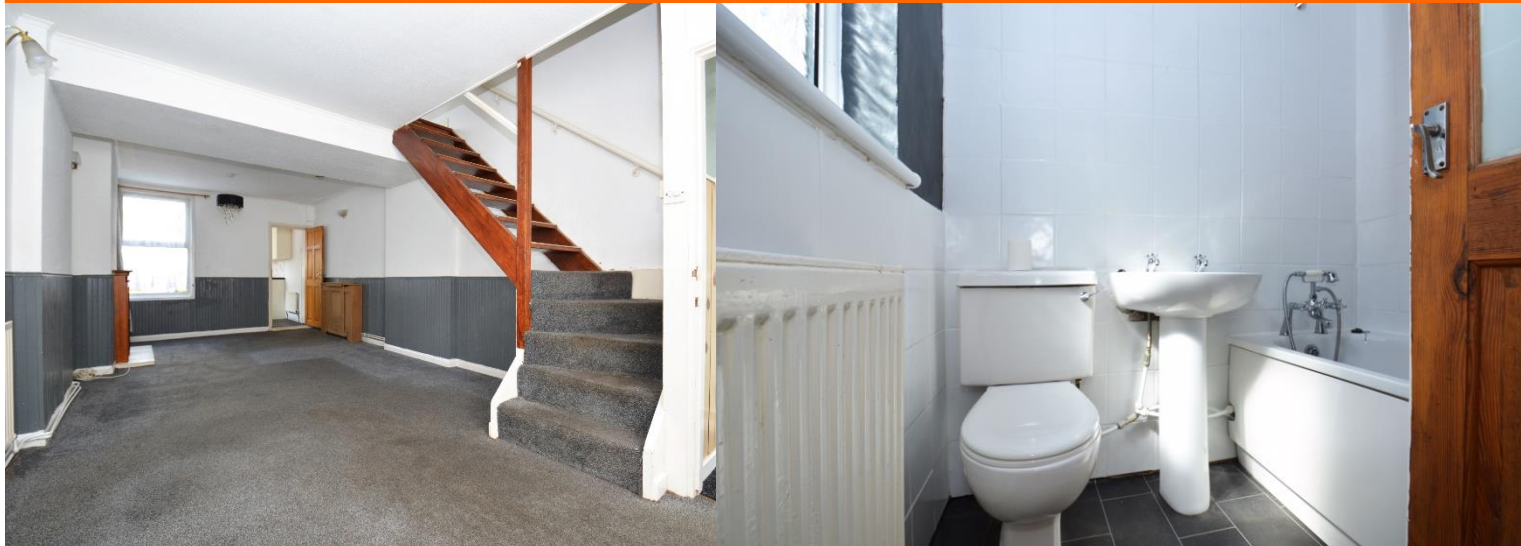


**A TIDY 2 BED MID TERRACED HOUSE  
SITUATED CLOSE TO TOWN AND LOCAL  
AMENITIES. BEST OF ALL, THERE'S NO  
CHAIN!**

**Unity Street, Sheerness  
ME12 2PS**







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

1ST FLOOR  
281 sq.ft. (26.1 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 690 sq.ft. (64.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The services, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metaphor 12/2021

**Take a look at this vacant 2-bedroom mid terraced house, conveniently located near the town and local primary and secondary schools.**

**It features uPVC double glazing, gas-fired central heating, a modern fitted kitchen and bathroom to the ground floor . Upstairs, are 2 good sized double bedrooms. Outside, the property boasts a lawn rear garden with fenced perimeter and timber shed. Best of all, there's no onward chain!**

**Call Mark or Shannon to book your escorted 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.