

PRICE
OFFERS OVER
£315,000
freehold



**LOVELY 3 BED EXTENDED HOUSE
SITUATED IN A SOUGHT-AFTER ROAD,
CLOSE TO TOWN!**
**St. Helens Road, Sheerness
ME12 2QY**





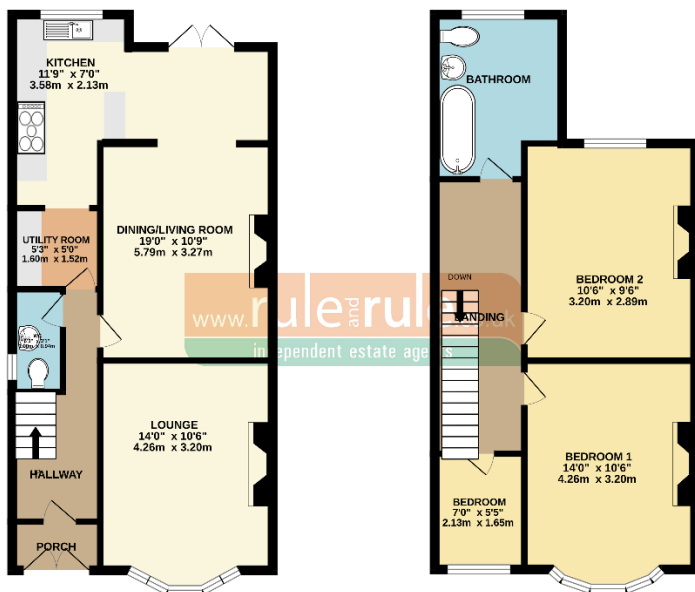
Take a look at this well presented and extended 3 bed 1930s semi detached house located on the sought after St. Helens Road, Sheerness.

The property has been updated to a high standard and has gas fired central heating, uPVC double glazing, an extended fitted kitchen and dining room and separate lounge of 14ft x 10.6ft. Upstairs are 3 bedrooms and a modern bathroom suite with roll top bath. Outside, is ample parking and there's plenty of room out back for the family with a nice sized lawn garden with patio and a detached garage come workshop of 21.6ft x 13.6ft and a timber bar of 13ft x 7.6ft.

Properties in St. Helens Road are hugely popular and as such, a swift viewing is highly recommended. Just call Mark or Craig on 01795 662604 to arrange.

GROUND FLOOR

1ST FLOOR



Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		

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.