



HAWKESFORD
JAMES



The Glen

Minster on Sea, Sheerness, Kent, ME12 2SG
price: £385,000 Freehold



Don't miss this rare opportunity to own a detached bungalow on one of Minster's most desirable streets, just a short walk from The Glen and Minster Leas beach. This property is immaculate inside and out, featuring a move-in ready interior, a spacious rear garden, a detached garage, a driveway for two vehicles, and gated access to an additional parking area in the rear garden, perfect for a third car, caravan, or boat.

Upon entering, you are welcomed by an inviting entrance hall that leads to the split-level accommodation. The heart of this home is the 'L-shaped' lounge/diner, with doors opening to the fitted kitchen and the conservatory, which overlooks the rear garden.

The master bedroom boasts fitted wardrobes and an en-suite shower room. There are two additional bedrooms, a family bathroom, and a separate W.C. enhancing the home's functionality.

Noteworthy features include UPVC double glazing, gas-fired central heating, and fitted wardrobes in the third bedroom. The rear garden is predominantly lawn, complemented by a wooden decked area and gated access to both the front and rear.

The Glen is a sought-after residential street in Minster, offering convenient access to Sheerness High Street and the Broadway, with a variety of independent businesses.



Features:

- Detached Bungalow
- Three Bedrooms
- Lounge/Diner
- Conservatory
- En-suite Shower Room
- Immaculately Presented
- Sought-After Residential Area
- Garage & Driveway
- EPC Rating: 62 | D
- Council Tax Band: D

Identification Checks:

In compliance with Anti-Money Laundering Regulation (AML), it is imperative that we conduct thorough identification checks for every purchaser.

These checks will be facilitated by a trusted third-party provider, incurring a fee of £30 including VAT per purchase. Please be advised that this fee is payable in advance and is non-refundable. Kindly note that we are unable to issue a memorandum of sale until these statutory obligations have been diligently met.



GROUND FLOOR
972 sq.ft. (90.3 sq.m.) approx.



TOTAL FLOOR AREA: 972 sq.ft. (90.3 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 by 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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Disclaimer:
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate. Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts



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