



Princes Avenue, Minster On Sea, Sheerness



VERSATILE FIVE BEDROOM CHALET BUNAGLOW OFFERED WITH A WEALTH OF CHARACTER. This property is most definitely a one of a kind and deserves your immediate attention. The accommodation offers great versatility and can be used in a number of ways dependant upon what the buyer desires. To the ground floor you have, Lounge, separate Dining Room, good size Study (currently being used as a Hobby Room), two Bedrooms, Kitchen and Utility Room. To the first floor there are a further three Bedrooms all of which are double in size, and a large Bathroom complete with a free standing bath. Externally, the gardens wrap round the rear and side of the property and there is a superb sized patio area which currently has a Hot Tub (available by separate negotiation). Please call the office to arrange your viewing appointment. NO FORWARD CHAIN.

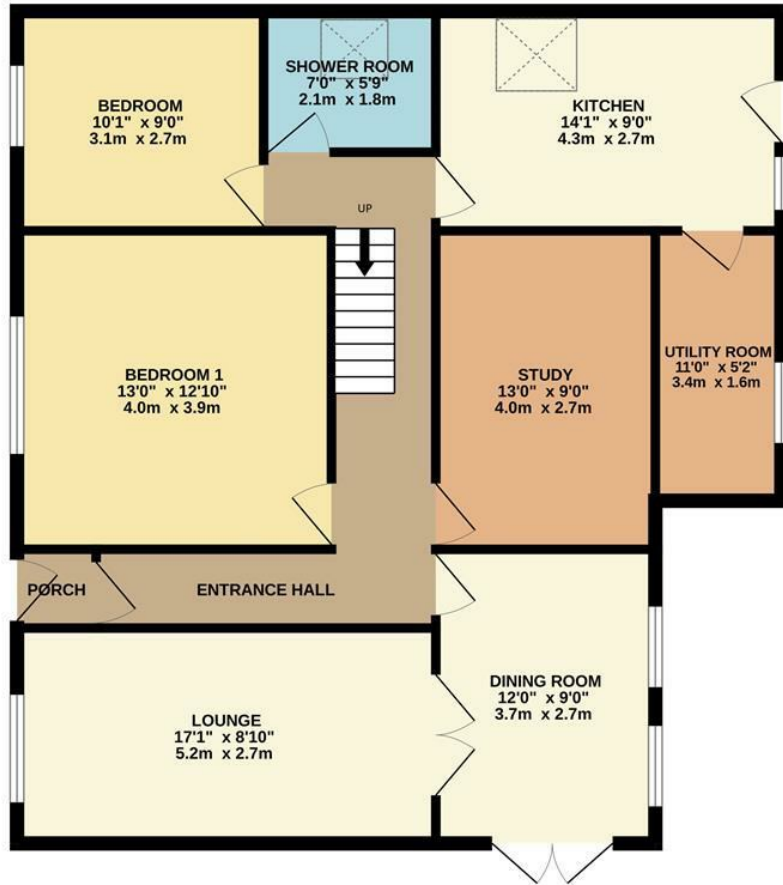
Price Range £425,000

- PRICE GUIDE £425,000 - £450,000.
- Five Bedroom Detached Chalet Bungalow
- Good Size Study / Hobby Room
- Downstairs Shower Room
- Large Bathroom
- Gardens to Side and Rear
- Off Road Parking for several Cars
- EPC Rating - 67 (D)
- Council Tax Band - (C)
- End of Chain

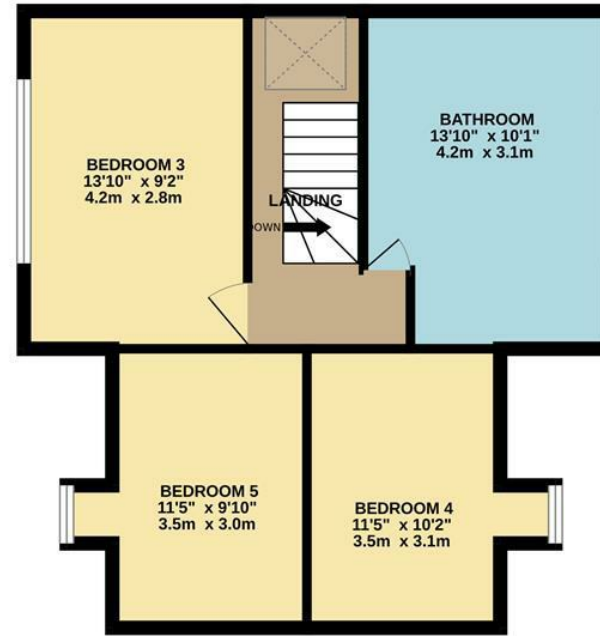




GROUND FLOOR
989 sq.ft. (91.9 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1510 sq.ft. (140.3 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			78
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.