



Eastchurch Road, Minster On Sea, Sheerness

INVESTMENT OPPORTUNITY WITH A YIELD OF OVER 5%. Are you looking to add to your portfolio or considering your first investment? Then this property ideal for you! an immaculate three bedroom family home located close to minster village, surrounded by stunning country views and within walking distance to Minster Abbey and St. George's school. The ground floor accommodation comprises of an entrance porch, lounge/diner, Kitchen and Bathroom. To the First Floor you will find two double bedrooms with the third double bedroom located in the converted loft space and benefiting from views over the surrounding countryside and out to the sea. Externally the property boasts landscaped front and rear gardens with the potential to add parking/garage at the end of the garden. Recent works completed on the property include, The main roof being completely replaced in 2016 with the flat roof over the bathroom and kitchen being replaced in 2017, A new combination boiler was installed in 2017, and the gardens were landscaped with new fencing in 2016. Pictures really can not do justice to the size of this property and a viewing is highly recommended. **CALL NOW** to arrange a viewing.

Offers over £210,000

- INVESTMENT OPPORTUNITY WITH 5% YIELD
- Semi Rural Location.
- Three Double Bedrooms
- Superb Condition Throughout
- Landscaped Gardens to Front and Rear
- Country Side and Sea Views
- Large Lounge/diner
- EPC Rating E (45)







APPROX GROSS INTERNAL FLOOR AREA: 1119.14 sq. ft / 104.01 sq. m

Waterloo Terrace

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, mis-statement or use of data shown. The above statement applies to both 'The Floor Plan People' and the Estate Agent marketing this property. (c) THE FLOOR PLAN PEOPLE unauthorised reproduction prohibited

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	45	54
(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	43	51
(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.

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