



Guide Price
£325,000

Freehold

3x  1x  1x 

**Nelson Avenue, Minster
On Sea, Kent, ME12**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Front driveway parking plus a garage
- Far reaching field views to the rear from upstairs
- Great size lounge and dining area
- Modern fitted kitchen plus separate utility room
- Handy downstairs cloakroom, ideal for guests

Accommodation

GROUND FLOOR

Entrance Porch
 Lounge: 15'6 x 14'5 (4.73m x 4.40m)
 Dining Area: 9'9 x 9'7 (2.97m x 2.92m)
 Kitchen: 15'6 x 9'2 (4.73m x 2.80m)
 Utility Room: 6'5 x 5'3 (1.96m x 1.60m)
 Downstairs Cloakroom: 5'3 x 2'7 (1.60m x 0.79m)

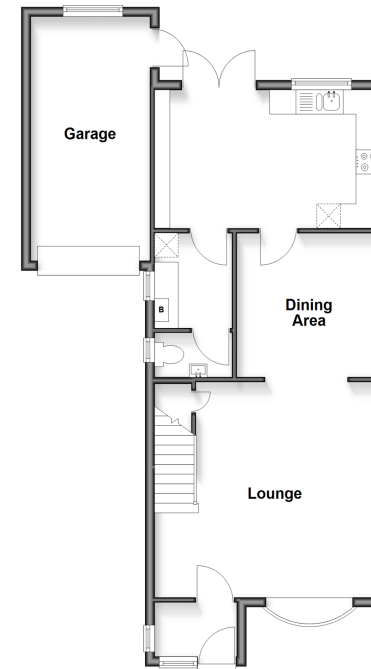
FIRST FLOOR

Landing
 Bedroom 1: 11'8 x 8'9 (3.56m x 2.67m)
 Bedroom 2: 9'6 x 9'0 (2.90m x 2.75m)
 Bedroom 3: 7'5 x 6'2 (2.26m x 1.88m)
 Shower Room: 6'2 x 5'5 (1.88m x 1.65m)

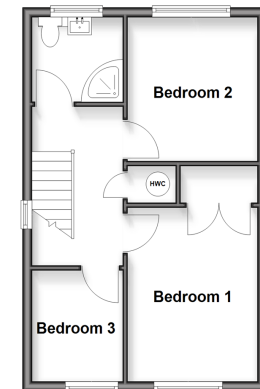
OUTSIDE

Front Garden
 Front Driveway
 Garage
 Rear Garden

Ground Floor
 Approx. 65.4 sq. metres (704.1 sq. feet)



First Floor
 Approx. 35.9 sq. metres (386.1 sq. feet)



Call Sheerness - 01795 664651 ■ wardsofkent.co.uk

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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