



Guide Price
£230,000

Freehold

3x  1x  1x 

**Marian Avenue,
Minster-On-Sea, Kent,
ME12**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Driveway parking to the front for multiple cars
- Lovely size rear garden
- Great location with shops and schools only a short stroll away
- Perfect for first time buyers to put their own stamp on
- Good size lounge/diner

Accommodation

SPLIT LEVEL GROUND FLOOR

Entrance Hall
 Lounge/Diner: 21'0 x 12'2 (6.41m x 3.71m)
 Kitchen: 13'4 x 7'0 (4.07m x 2.14m)
 Conservatory: 8'0 x 6'5 (2.44m x 1.96m)

FIRST FLOOR

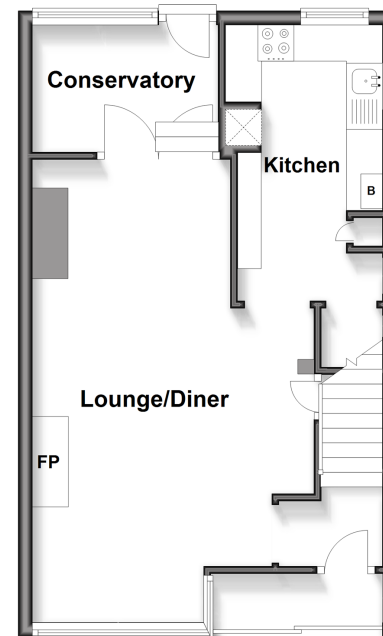
Landing
 Bedroom 1: 11'1 x 9'5 (3.38m x 2.87m)
 Bedroom 2: 9'5 x 8'9 (2.87m x 2.67m)
 Bedroom 3: 6'6 x 6'2 (1.98m x 1.88m)
 Shower Room: 5'4 x 5'3 (1.63m x 1.60m)

OUTSIDE

Front Garden
 Front Driveway
 Rear Garden

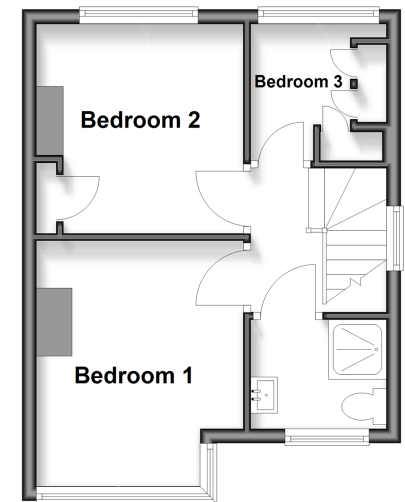
Split Level Ground Floor

Approx. 491.8 sq. feet



First Floor

Approx. 312.8 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



11635708/20250924/JLS/JLS