

PRICE
OIEO
£230,000
Freehold



**A GOOD SIZED 3 BED TERRACED HOME WITH
NO CHAIN. FIRST FLOOR BATHROOM AND
GROUND FLOOR WC. JUST A SHORT WALK
FROM TOWN TOO, MAKING THIS AN IDEAL
FIRST TIME BUY OR INVESTMENT.**

**Wellesley Road, Sheerness
ME12 2PP**





AWAITING EPC
AND FLOORPLAN

SPACIOUS FAMILY HOME WITH NO CHAIN! Come and view this larger-than-average three-bedroom terraced home, ideally positioned close to the town centre and only a short drive from the seafront.

The property benefits from full UPVC double glazing and gas central heating throughout. The ground floor offers a generous lounge featuring an attractive period fireplace, a separate dining room, and a large fitted kitchen/breakfast room, along with a convenient ground-floor WC. Upstairs, you'll find three well-proportioned bedrooms and a modern family bathroom.

Outside, the low-maintenance rear garden provides a circular paved patio, timber deck and two useful timber sheds—creating a tidy, practical space to enjoy with minimal upkeep.

This ideal family home is offered with no onward chain, helping to ensure a smooth and straightforward move.

To arrange your escorted viewing, please contact Mark or Shannon today.

MONEY LAUNDERING REGULATIONS 2007: Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule have not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.