

PRICE

OIEO

£185000

Freehold



**3 BED ENDTERRACE HOUSE SITUATED
CLOSE TO BEACH AND TOWN. BIGGEST
GARDEN ON THE ROAD! NEEDS SOME
T.L.C BUT AN IDEAL FIRST TIME BUY!**

**Invicta Road, Sheerness
ME12 2AH**





Spacious Garden, No Chain—Your Coastal Retreat Awaits Rule & Rule are delighted to present this vacant three-bedroom end-terraced home, in need of some updating, ideally located just a short stroll from Sheerness's award-winning Blue Flag beach and town centre.

With uPVC double glazing, gas central heating, a modern fitted kitchen, and a white bathroom, this property offers comfort and convenience in equal measure. What truly sets it apart is the expansive rear garden—arguably the largest on Invicta Road—perfect for family gatherings, gardening enthusiasts, or simply soaking up the seaside air. While the home will benefit from a touch of TLC, the asking price reflects this, making it a fantastic opportunity for first-time buyers or savvy investors.

To arrange your escorted viewing, contact Mark or Shannon at Rule & Rule today.



GROUND FLOOR

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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.