



Guide Price
£425,000

Freehold

4x  2x  2x 

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

OVER 60?

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

Wards
Helping you move forwards



Main features

- En-suite shower room to bedroom 1 plus a family bathroom
- Lovely size kitchen/diner with separate utility room
- Front driveway plus a garage
- Study which is perfect if you work from home
- Separate lounge for relaxing in
- Handy downstairs cloakroom

Accommodation

GROUND FLOOR

Entrance Hall
 Downstairs Cloakroom: 5'8 x 3'1 (1.73m x 0.94m)
 Lounge: 18'5 x 11'1 (5.62m x 3.38m)
 Kitchen/Diner: 17'4 x 13'4 (5.29m x 4.07m)
 Utility : 8'8 x 4'8 (2.64m x 1.42m)
 Study: 10'7 x 9'5 (3.23m x 2.87m)

FIRST FLOOR

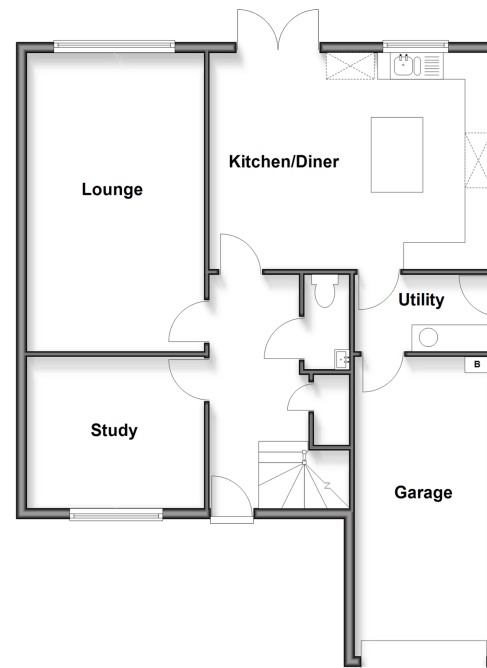
Landing
 Bedroom 1: 13'5 x 8'5 (4.09m x 2.57m)
 En-suite Shower Room: 6'4 x 4'3 (1.93m x 1.30m)
 Bedroom 2: 11'1 x 10'1 (3.38m x 3.08m)
 Bedroom 3: 10'6 x 10'1 (3.20m x 3.08m)
 Bedroom 4: 10'1 x 8'1 (3.08m x 2.47m)
 Bathroom: 8'7 x 8'6 (2.62m x 2.59m)

OUTSIDE

Front Garden
 Front Driveway
 Garage: 18'0 x 8'6 (5.49m x 2.59m)
 Rear Garden

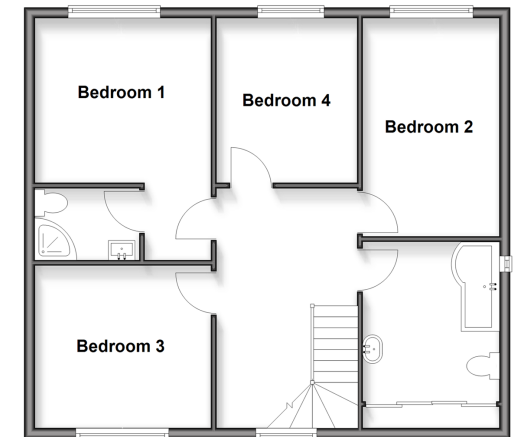
Ground Floor

Approx. 82.3 sq. metres (885.4 sq. feet)



First Floor

Approx. 67.5 sq. metres (726.5 sq. feet)



Call Sheerness - 01795 664651 ■ wardsokent.co.uk

■ If buying to rent, please check if Local Authority licensing schemes apply before proceeding

■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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