



Guide Price
£270,000

Freehold

3x  2x  1x 

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

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Parking plus a garage with personal door to the garden**
- **Handy downstairs cloakroom**
- **Family bathroom plus an en-suite shower room**
- **Modern fitted kitchen with dining area**
- **Low maintenance rear garden with patio area**

Accommodation

GROUND FLOOR

Entrance Hall
 Downstairs Cloakroom: 5'1 x 3'2 (1.55m x 0.97m)
 Lounge: 17'9 x 10'3 (5.41m x 3.13m)
 Kitchen: 13'8 x 10'1 (4.17m x 3.08m)

FIRST FLOOR

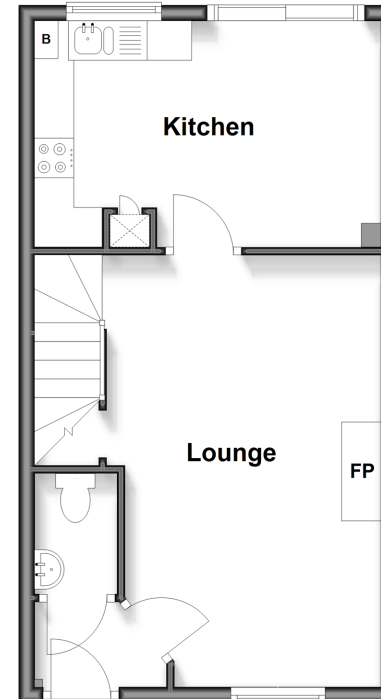
Landing
 Bedroom 1: 16'3 x 11'5 (4.96m x 3.48m)
 En-suite Shower Room: 4'7 x 4'7 (1.40m x 1.40m)
 Bedroom 2: 11'5 x 7'7 (3.48m x 2.31m)
 Bedroom 3: 8'2 x 5'9 (2.49m x 1.75m)

OUTSIDE

Front Garden
 Front Driveway
 Garage
 Rear Garden

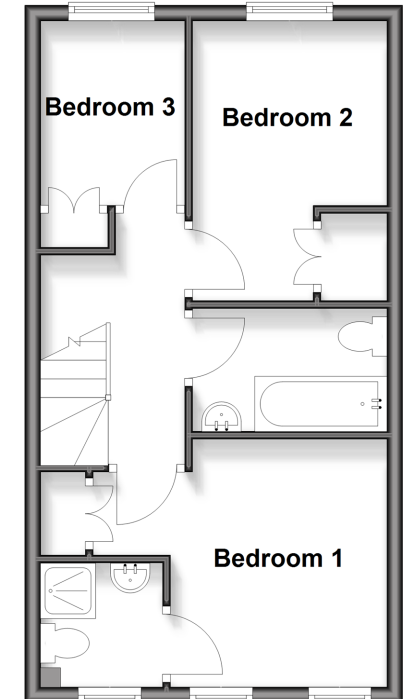
Ground Floor

Approx. 37.1 sq. metres (399.7 sq. feet)



First Floor

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Call Sheerness - 01795 664651 ■ wardsof Kent.co.uk

■ The seller is a person connected with Wards as defined in the Estate Agents Act 1979
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

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



11600RRA/20260515/DS/MH