

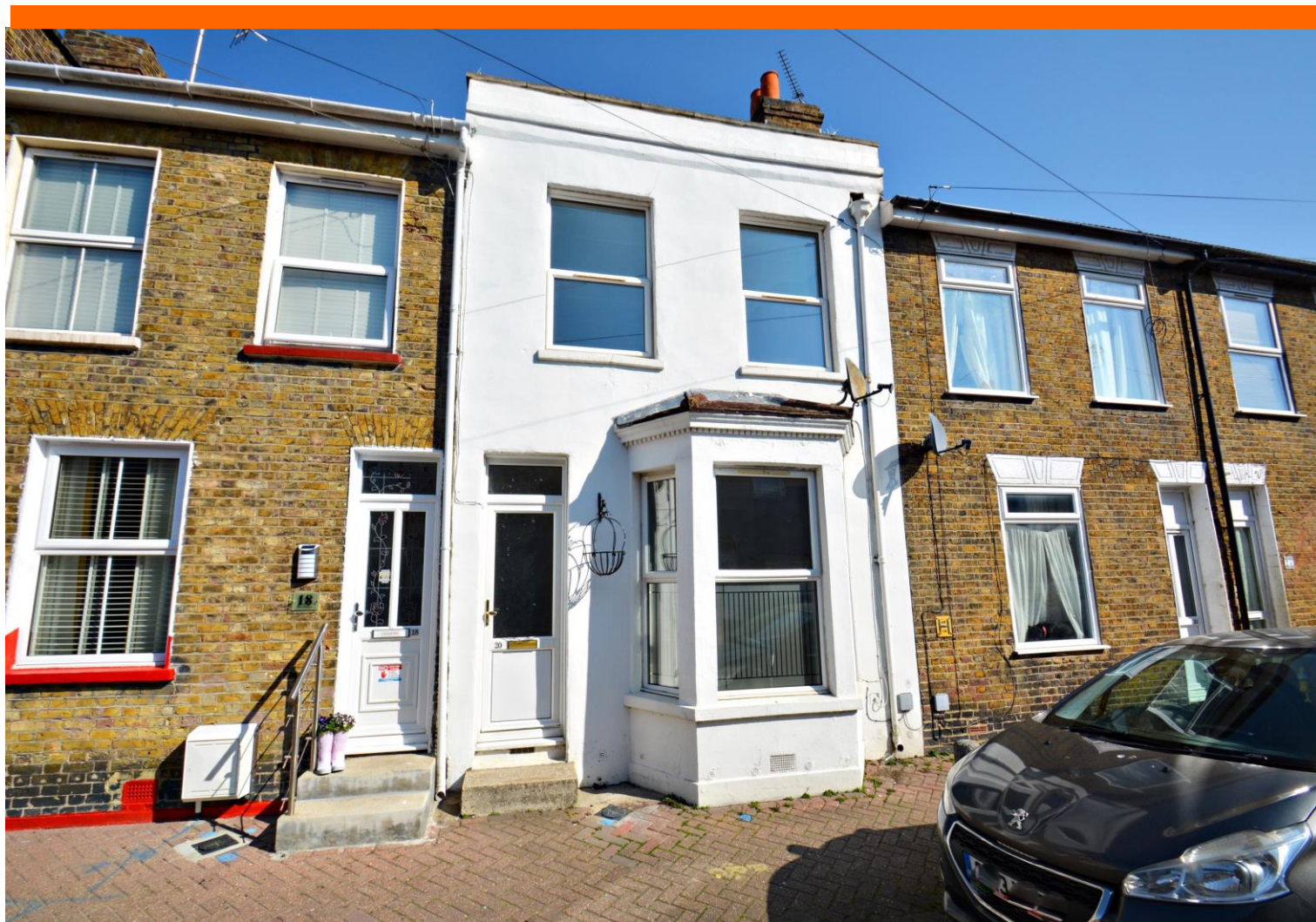
PRICE  
**£207,500**

Freehold



**VACANT 3 BED TERRACED HOUSE WITH WELL  
PROPORTIONED ACCOMMODATION  
THROUGHOUT. IDEALLY LOCATED CLOSE TO  
TOWN AND SEAFRONT.**

**Alma Street, Sheerness  
ME12 2AX**







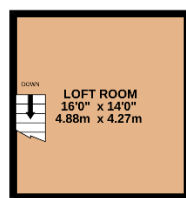
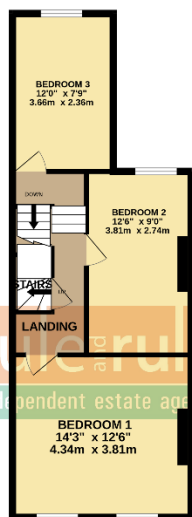
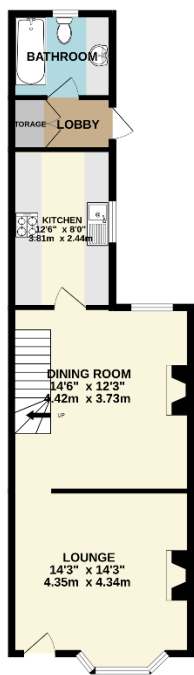
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	62 D	77 C
39-54	E		
21-38	F		
1-20	G		



GROUND FLOOR  
573 sq.ft. (53.3 sq.m.) approx.

1ST FLOOR  
489 sq.ft. (45.5 sq.m.) approx.

7ND FLOOR  
202 sq.ft. (18.8 sq.m.) approx.



www.ruleandrule.co.uk  
independent estate agents

TOTAL FLOOR AREA: 1260 sq.ft. (117.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix 02/20

**Discover this larger-than-average, well-proportioned three-bedroom terraced property, ideally located on a popular road near the town and seafront.**

**Offering ample space for a growing family, the ground floor features separate lounge and dining rooms, a fitted kitchen with a built-in double oven and dishwasher, an adjoining lobby with plumbing for a washing machine, and a ground floor bathroom equipped with an electric shower over the bath. Upstairs, you'll find three good-sized double bedrooms, along with access to a boarded loft.**

**The outdoor space includes a spacious patio garden with timber decking and two timber sheds, one measuring an impressive 17.6ft x 8.9ft, complete with light and power. This bay-fronted property really stands out among its neighboring properties but does require some relatively minor improvements. It certainly has the potential to become a welcoming and spacious family home! Contact Mark or Shannon today to arrange a viewing**

**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.