

PRICE
£199,995

Freehold



**A REFURBISHED 3 BED MID TERRACED HOUSE
WITH NO CHAIN, SITUATED CLOSE TO TOWN
AND SCHOOLS. AN IDEAL INVESTMENT OR
FIRST TIME BUY!**

**Granville Road, Sheerness
ME12 1QL**





GROUND FLOOR
472 sq ft (43.9 sq m) approx.

1ST FLOOR
424 sq ft (39.4 sq m) approx.



Step into this freshly refurbished three-bedroom home in the heart of Sheerness, moments from the beach and everything the town has to offer.

Inside, you'll find a bright modern kitchen, a crisp white bathroom suite and neutral décor that's ready for you to make your own. The third bedroom leads from the second, giving you a flexible space for a nursery, home office or dressing room.

A generous rear garden provides room to relax, play or entertain.

With the Train Station, schools and local amenities all within easy reach, this is a superbly located home.

Book your escorted viewing today with Mark or Shannon.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	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.