**PRICE** £150,000 O.N.O

FREEHOLD

CASH BUYERS ONLY SOUGHT FOR THIS **3 BED TERRACED HOUSE SITUATED CLOSE TO TOWN AND SEAFRONT.** REQUIRES SOME UPDATING.

**Unity Street, Sheerness ME12 2PR** 















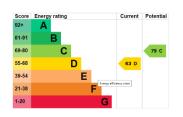




## **CALLING ALL CASH BUYERS!!**

This 3 bed mid terraced house, situated close to the town and seafront has double glazing and gas central heating but does require updating and improvements, which we feel has been reflected in the sensible asking price. The property has uPVC double glazing, a fitted kitchen, ground floor bathroom suite and 3 bedrooms to the first floor with the 3rd off the second. CURRENTLY NOT MORTGAGEABLE DUE TO TWO STOREY 4" BRICK WALL TO REAR

Best of all, there is no chain to hold you up! Call Mark or Craig to book your escorted viewing without delay.



CROUND FLOOR 15T FLOOR
418 eq.t. (1.1.5 eq.m.) approx. 385 eq.t. (3.5 eq.m.) approx.



OTAL PLOOR AREA 1852 99.11 (77.3 99.11) approx.

Whist every attempt has been made to ensure the eccursor of the flotopian contrained here, measurements of doors, shirtdow, nome and any other term are approximate and on responsibility to been for any error, omitision or mile-asternet. The plant for for literatine propose only and south the used as sun fly prospective purchaser. The services, systems and appliances shown have not been lested and no guarantee on to their agreements.

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.