



**Offers In
Excess Of
£280,000
Freehold**

3x  1x  1x 

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

Wards
Helping you move forwards



Main features

- Off road parking plus a car port
- Downstairs cloakroom plus a family bathroom
- Stunning lounge/diner with bay window to the front
- Modern fitted kitchen with built in oven/hob and extractor fan
- Double doors out to the rear garden with patio area and shed

Accommodation

GROUND FLOOR

Entrance Hall
 Downstairs Cloakroom: 5'8 x 3'0 (1.73m x 0.92m)
 Lounge Area: 14'4 x 13'5 (4.37m x 4.09m)
 Dining Area: 23'9 x 8'0 (7.24m x 2.44m)
 Kitchen: 8'2 x 6'5 (2.49m x 1.96m)

FIRST FLOOR

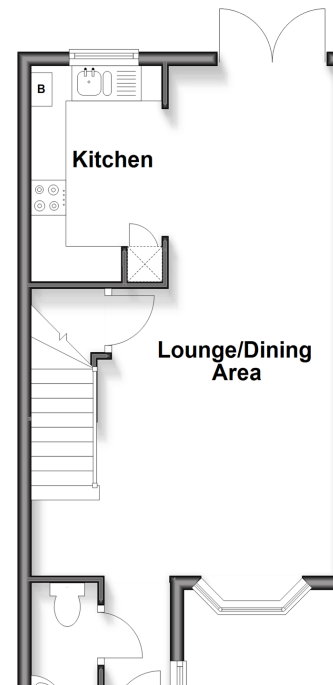
Landing
 Bedroom 1: 11'0 x 9'10 (3.36m x 3.00m)
 Bedroom 2: 9'6 x 8'0 (2.90m x 2.44m)
 Bedroom 3: 6'9 x 6'2 (2.06m x 1.88m)
 Bathroom: 8'2 x 5'1 (2.49m x 1.55m)

OUTSIDE

Front Garden
 Off Road Parking
 Rear Garden
 Car Port

Ground Floor

Approx. 35.8 sq. metres (385.3 sq. feet)



First Floor

Approx. 31.9 sq. metres (343.0 sq. feet)

