



**Guide Price**  
**£260,000**

**Freehold**

3x  1x  1x 

**Larch End, Minster on  
Sea, Kent, ME12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- **Carport with parking spaces for 2 cars**
- **Lovely size lounge/diner perfect for entertaining**
- **Handy downstairs cloakroom, ideal for guests**
- **Perfect for first time buyers or a growing family**
- **Local play park and convenience store just around the corner**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Downstairs Cloakroom: 5'1 x 2'7 (1.55m x 0.79m)  
 Lounge/Diner: 26'3 x 14'4 (8.01m x 4.37m)  
 Kitchen: 10'7 x 6'1 (3.23m x 1.86m)

### FIRST FLOOR

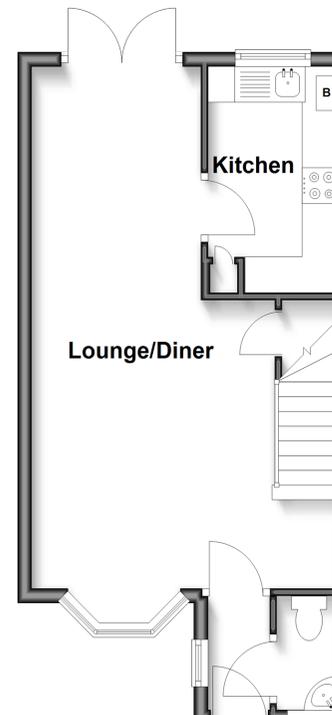
Landing  
 Bedroom 1: 11'11 x 8'9 (3.63m x 2.67m)  
 Bedroom 2: 9'5 x 7'8 (2.87m x 2.34m)  
 Bedroom 3: 8'3 x 6'4 (2.52m x 1.93m)  
 Bathroom: 7'7 x 5'0 (2.31m x 1.53m)

### OUTSIDE

Front Garden  
 Car Port  
 Off Road Parking  
 Rear Garden

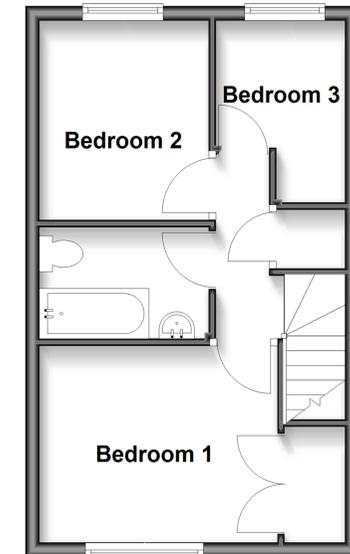
### Ground Floor

Approx. 34.9 sq. metres (375.1 sq. feet)



### First Floor

Approx. 31.6 sq. metres (340.0 sq. feet)



**Call Sheerness - 01795 664651 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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