

PRICE
£220,000

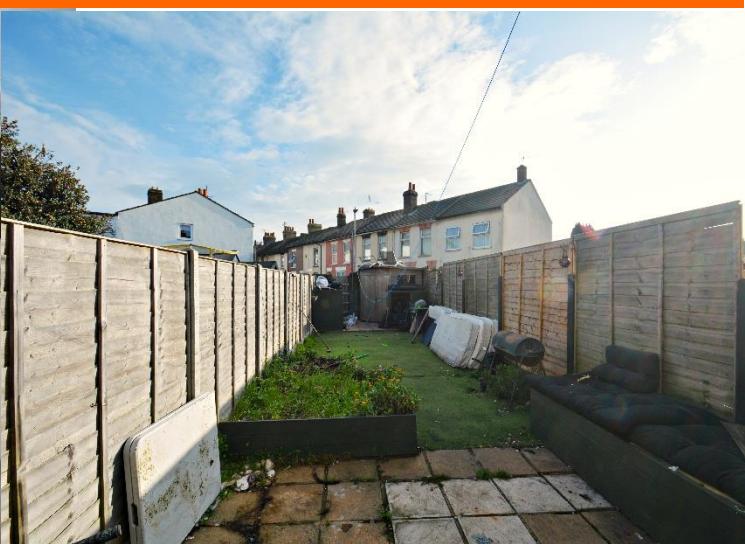
FREEHOLD



**A 3 BED TERRACED HOUSE SITUATED CLOSE
TO TOWN AND SEAFRONT WITH DOUBLE
GLAZING, CENTRAL HEATING AND A FITTED
KITCHEN.**

**Alexandra Road, Sheerness
ME12 2AS**





GROUND FLOOR 51.5 sq m (45.5 sq m) 3 bedrooms.

1ST FLOOR 43.0 sq m (46.4 sq m) 1 bathroom.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

First-time buyers, this one's for you. This attractive three-bedroom terraced home sits in a popular residential road just a short stroll from both the town centre and the seafront, offering generous space for a growing family.

The property benefits from gas central heating and uPVC double glazing throughout. The ground floor features separate lounge and dining rooms, leading to a large fitted kitchen, followed by a rear lobby and then a family bathroom. Upstairs, you'll find three well-proportioned bedrooms. Outside, the good-sized rear garden includes a lawned area and gated access to the alleyway.

With its double bay frontage, spacious layout and convenient location close to local amenities and the beach, this property represents an excellent opportunity for first-time buyers or investors alike. To arrange a viewing, contact Mark or Shannon at the office.

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.