

PRICE  
**£220,000**



**A VACANT 3 BED END TERRACED HOUSE  
SITUATED ON A CORNER PLOT. A GREAT  
FIRST TIME BUY OR INVESTMENT.**

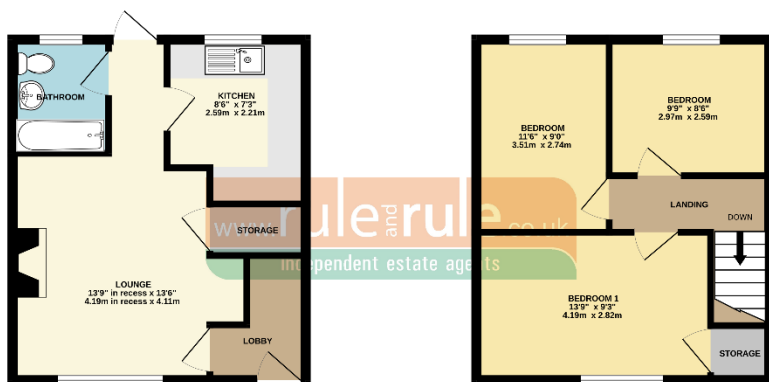
**Medway Road, Sheerness  
ME12 1BT**





GROUND FLOOR  
324 sq.ft. (30.1 sq.m.) approx.

1ST FLOOR  
330 sq.ft. (30.7 sq.m.) approx.



**Vacant 3-Bed End Terrace – Convenient Location & Generous Outdoor Space Situated on the outskirts of town, this vacant three-bedroom end-terraced home offers practical living with excellent access to local amenities—including the rail station, schools, and nearby playing fields.**

**Inside, the property benefits from uPVC double glazing and gas central heating. The kitchen is a basic fitted one, complemented by a ground floor bathroom with white suite. Upstairs, you'll find three separate, well-proportioned bedrooms offering flexibility for families or home-working arrangements.**

**Outside, the home enjoys a distinctive triangular garden to the side and rear, complete with a timber shed—ideal for storage or future landscaping potential. Escorted viewings available—contact Mark or Shannon to arrange yours.**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	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.