



**Guide Price**

**£300,000**

**Freehold**

3x  1x  1x 

**Hopsons Place, Harps  
Avenue, Minster-On-Sea,  
Kent, ME12**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- **Single garage with loft space plus parking for 3 cars**
- **EV charging port**
- **Conservatory to the rear perfect for a dining area**
- **Modern kitchen with some integrated appliances**
- **Set in a cul de sac location**
- **Nice size rear garden with patio area**

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Downstairs Cloakroom: 7'4 x 3'10 (2.24m x 1.17m)  
 Kitchen: 10'10 x 9'10 (3.30m x 3.00m)  
 Lounge/Diner: 17'5 x 16'10 (5.31m x 5.13m)  
 Conservatory: 13'8 x 9'8 (4.17m x 2.95m)

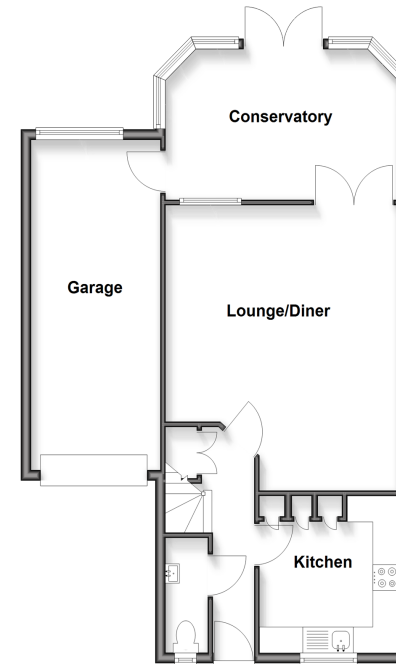
### FIRST FLOOR

Landing  
 Bedroom 1: 12'9 x 9'2 (3.89m x 2.80m)  
 Bedroom 2: 12'4 x 9'2 (3.76m x 2.80m)  
 Bedroom 3: 10'8 x 6'1 (3.25m x 1.86m)  
 Bathroom: 7'7 x 6'1 (2.31m x 1.86m)

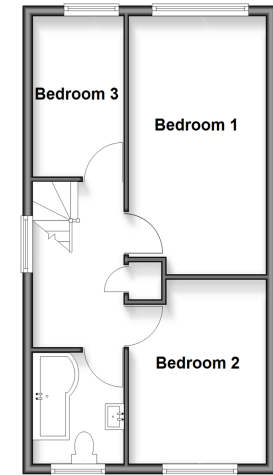
### OUTSIDE

Front Driveway  
 Rear Garden  
 Garage: 20'0 x 9'0 (6.10m x 2.75m)

**Ground Floor**  
 Approx. 53.3 sq. metres (573.2 sq. feet)



**First Floor**  
 Approx. 39.8 sq. metres (428.0 sq. feet)



**Call Sheerness - 01795 664651 ■ wardsofkent.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 59% less, by purchasing a Lifetime Lease

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



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