



Scrapsgate Road, Minster On Sea, Sheerness

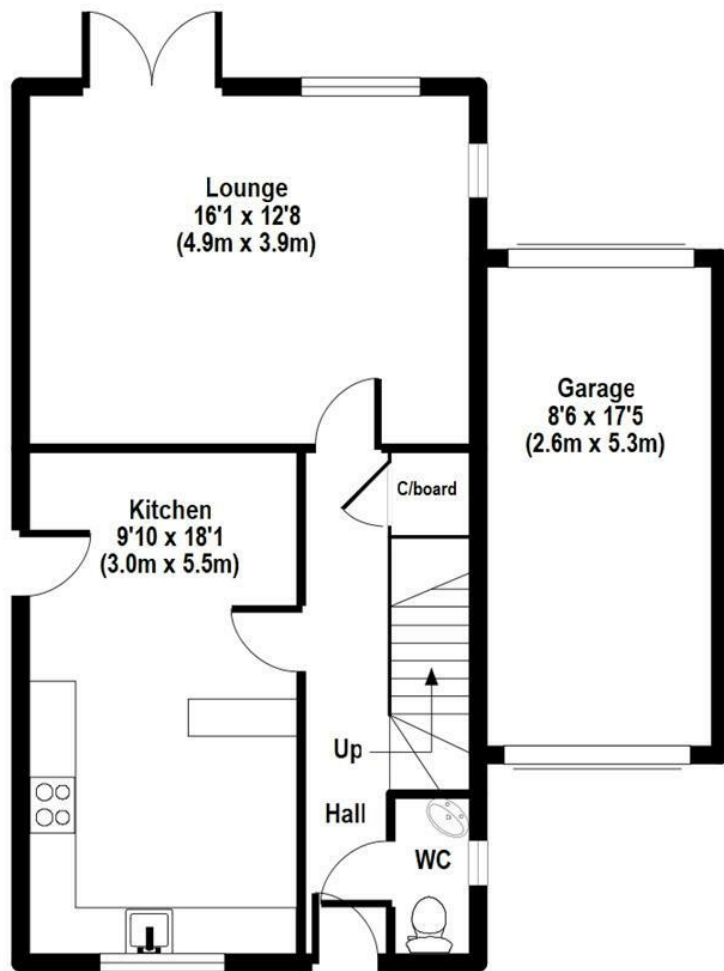
OFFERS OVER £325,000 - Call now before it is too late, available now is this well proportioned home on Scrapsgate Road. Properties in the area are keenly sought after as within a short walk you have access to schools, shops, playing fields and the Leas seafront with award winning, blue flag beach. The property offers plenty for the growing family and has four bedrooms, downstairs WC and large lounge spanning the rear of the property. The bathroom has recently been upgraded and offers both a corner bath and a walk in shower cubicle. Externally there is a nice size rear garden, with rear access to the garage so perfect for someone who loves to work on cars/motorbikes. With off road parking for at least 2 vehicles, and the space to add more if required, this represents an ideal opportunity for someone looking for a new home they really can put their own stamp on. **CALL NOW TO VIEW!**

## Offers Over £325,000

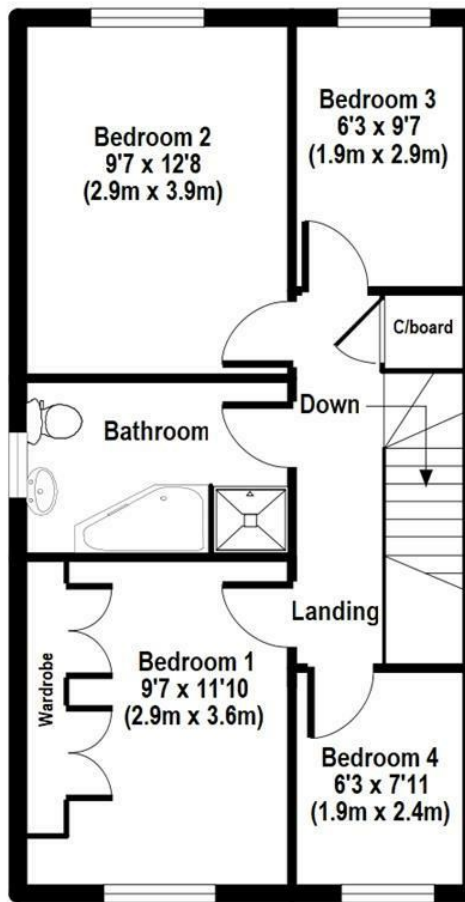
- OFFERS OVER £325,000
- Four Bedroom Link Detached Family Home
- Popular Residential Area
- Garage & Off Road Parking
- EPC Rating D (61)
- Nice Size Rear Garden
- Close to Schools
- **CALL NOW TO VIEW!**







Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 1138 sq. ft / 106 sq. m

**Scrapsgate Road**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
 The above statement applies to both 'The Floor Plan People' and the Estate Agent marketing this property.  
 (c) THE FLOOR PLAN PEOPLE unauthorised reproduction prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		84
(81-91) <b>B</b>		
(69-80) <b>C</b>		61
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.