



Nelson Avenue, Minster On Sea, Sheerness



OFFERS OVER £350,000. THE PERFECT DETACHED BUNGALOW TO RETIRE TO BEING SOLD WITH NO CHAIN! We are delighted to present this beautiful bungalow to the market boasting good size living accommodation. Situated in Nelson Avenue, Minster, the location offers easy access to the village, town centre, beach and local parks. The property itself has had a number of upgrades in recent years including new windows and doors fitted in 2015, new roof and replacement of fascias and soffits. Entering the property there is an internal hallway which provides access to three bedrooms and a family bathroom, door leading into the lounge/dining room and french doors into the conservatory. Externally, there is front garden area, driveway to side for 4/5 vehicles and a detached garage (with power and light), the rear garden is perfect for someone looking for an easy to maintain garden area with the added benefit of being South facing. This really is a lovely bungalow and well worth a viewing.

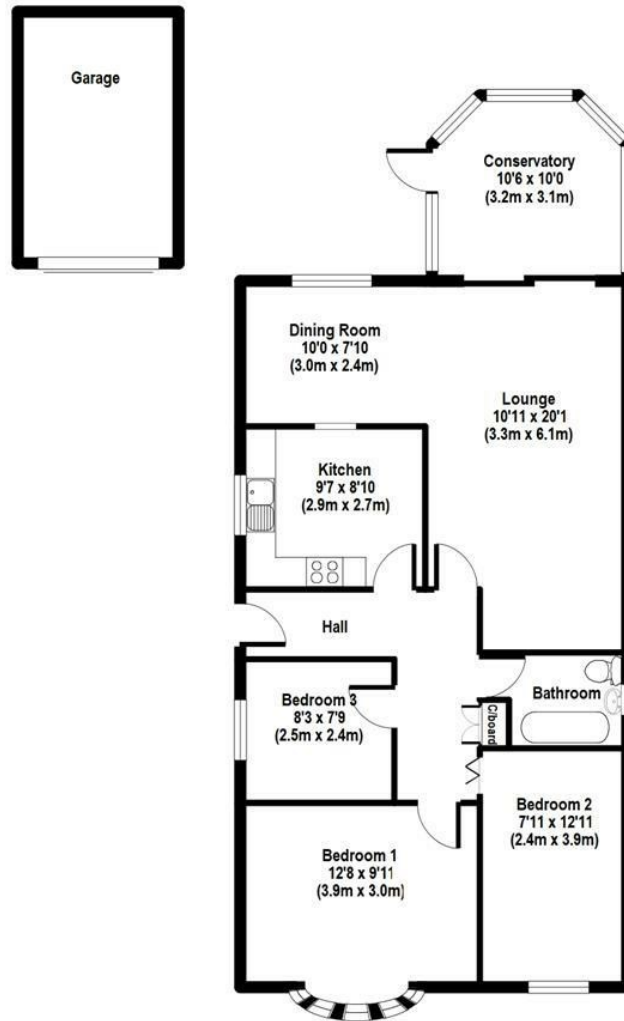
## Offers Over £350,000

- OFFERS OVER £350,000
- Popular Location
- Detached Garage Plus Driveway For 4/5 Vehicles
- No Chain
- Conservatory
- The Perfect Place For Retirement
- EPC Rating 59 (D)
- Detached Bungalow
- One Not To Be Missed!









APPROX GROSS INTERNAL FLOOR AREA: 1024 sq. ft / 95 sq. m

Nelson Avenue

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, mis-statement or use of data shown.  
The above statement applies to both 'The Floor Plan People' and the Company or individual displaying this floor plan  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</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		
England & Wales <small>EU Directive 2002/91/EC</small>		

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.