



Lavender Avenue, Minster On Sea, Sheerness

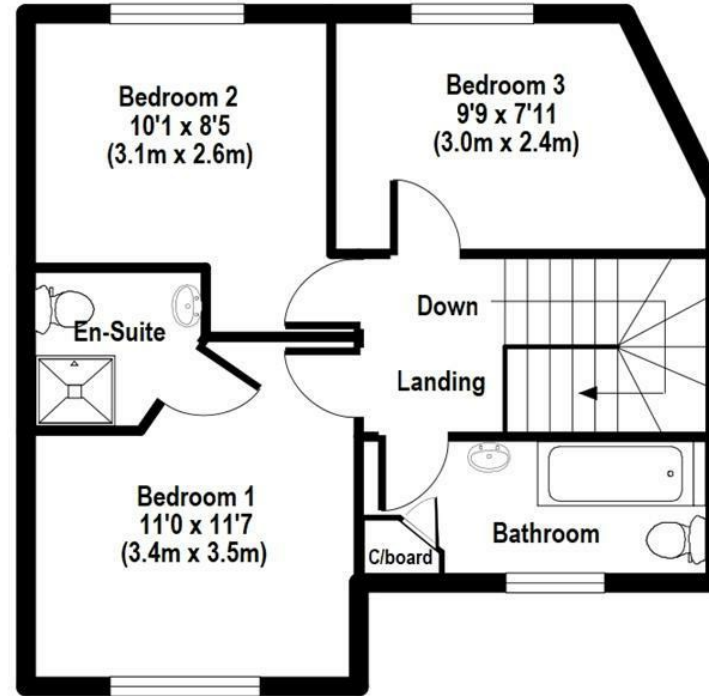
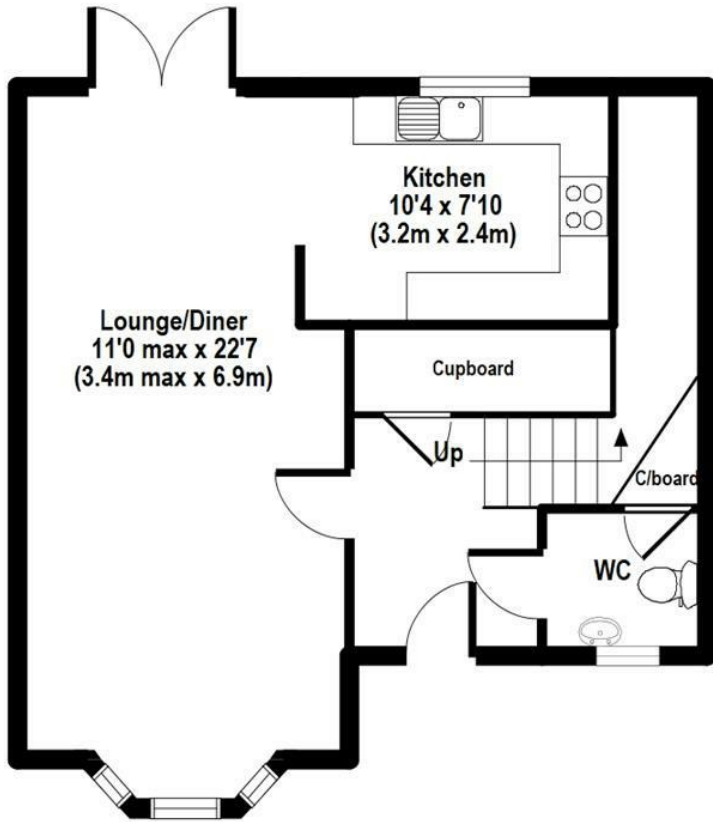
AVAILABLE FEBRUARY! Call now to view this well proportioned family home on Lavender Avenue, Minster. Properties in the area are rarely available for rent and as such an early call is strongly advised to avoid disappointment. Built by Jones Homes in 2016, this property has been well kept by the current owners and gives an ideal opportunity for someone looking to move within walking distance to local school and shops. Transport links are excellent; if travel on and off the island are needed the Lower Road is easily accessible via Scocles Road. With the lack of available rental properties locally demand is expected to be high. **CALL NOW TO VIEW!**

## £1,100 PCM

- THREE BEDROOM PROPERTY ON POPULAR MODERN DEVELOPMENT
- Excellent Travel Links
- Great Condition Family Home
- Three Bedrooms
- En-Suite to Master Bedroom
- EPC Rating C (80)
- Off Road Parking
- AVAILABLE FEBRUARY







APPROX GROSS INTERNAL FLOOR AREA: 940 sq. ft / 87 sq. m

**Lavender 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, miss-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>92</b>
(81-91) <b>B</b>		<b>80</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 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.