



Lavender Avenue, Minster On Sea, Sheerness

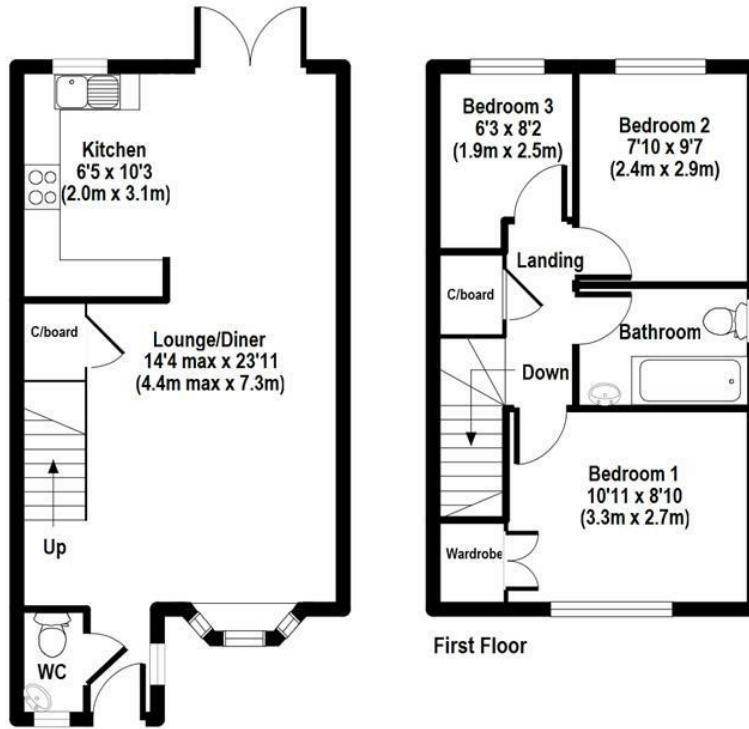
BEAUTIFUL FAMILY HOME ON POPULAR MODERN DEVELOPMENT! Built in 2016 by Jones Homes, available to the market is this well presented property on the Shurland Place development. The area is keenly sought after due to it's excellent transport links, build quality and short distance to local shop and school. This is an ideal family area and within walking distance is also a popular pirate play area. The property itself is neutrally decorated and is bright, fresh and spacious throughout so plenty of room for the growing family. Externally there is a car port to side with driveway parking for a couple of vehicles and the south facing rear garden is low maintenance with artificial lawn with bar area so plenty more time to enjoy! Properties in the area are rarely available for long and as such an early call is advised to avoid disappointment. CALL NOW TO VIEW!

Asking price £245,000

- THREE BEDROOM SEMI DETACHED HOME ON MODERN DEVELOPMENT
- Excellent Condition Throughout
- Car Port & Driveway for 2 Vehicles
- Garden with Artificial Lawn & Bar
- Walking Distance to Local Shop & School
- EPC Rating C (79)
- Popular Family Area
- CALL NOW TO VIEW!







Ground Floor

First Floor

APPROX GROSS INTERNAL FLOOR AREA: 719 sq. ft / 67 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, 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.
 (c) THE FLOOR PLAN PEOPLE unauthorised reproduction prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.