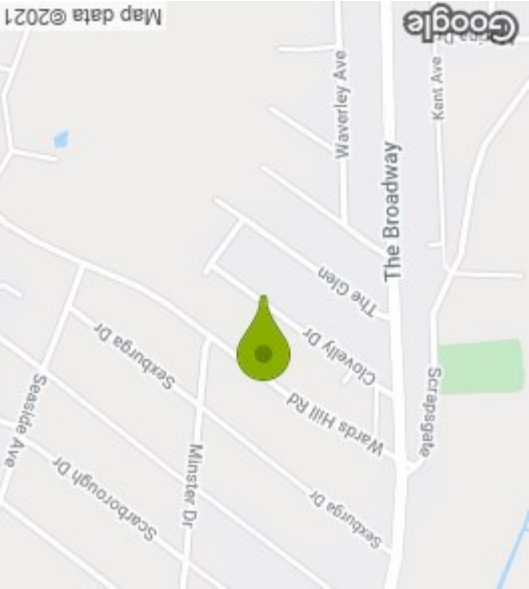
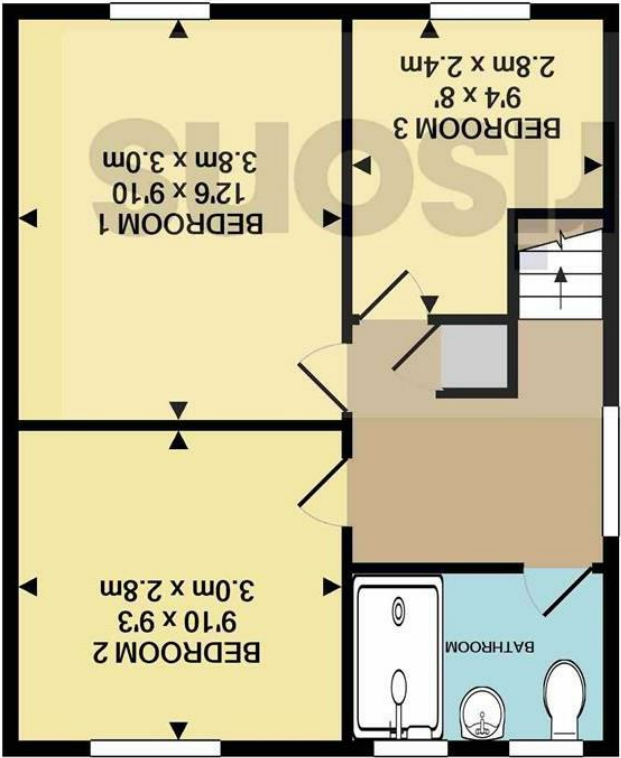


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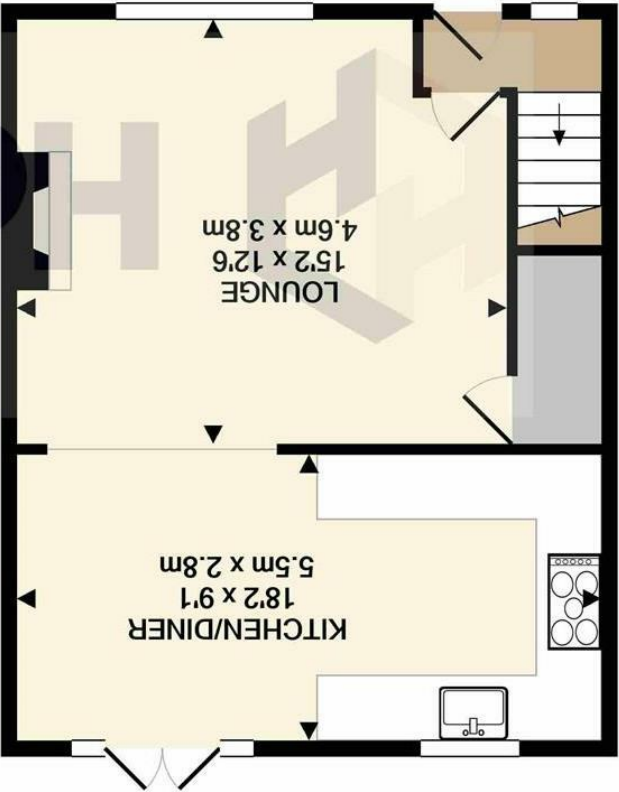
England & Wales		
EU Directive	2002/91/EC	2002/91/EC
Energy Efficiency Rating - lower rating costs		
A	Very energy efficient - lower running costs	Very energy efficient - lower running costs
B	Energy efficient - lower running costs	Energy efficient - lower running costs
C	Decent energy efficiency - lower running costs	Decent energy efficiency - lower running costs
D	Below average energy efficiency - higher running costs	Below average energy efficiency - higher running costs
E	Below average energy efficiency - higher running costs	Below average energy efficiency - higher running costs
F	Below average energy efficiency - higher running costs	Below average energy efficiency - higher running costs
G	Below average energy efficiency - higher running costs	Below average energy efficiency - higher running costs
Environmental Impact (CO ₂) Rating		
A	Very low CO ₂ emissions	Very low CO ₂ emissions
B	Low CO ₂ emissions	Low CO ₂ emissions
C	Decent CO ₂ emissions	Decent CO ₂ emissions
D	Below average CO ₂ emissions	Below average CO ₂ emissions
E	Below average CO ₂ emissions	Below average CO ₂ emissions
F	Below average CO ₂ emissions	Below average CO ₂ emissions
G	Below average CO ₂ emissions	Below average CO ₂ emissions



Viewing
Strictly by appointment through the
vendors agents HARRISONS HOMES
on 01795 474848



1ST FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.9 SQ.M.)
TOTAL APPROX. FLOOR AREA 815 SQ.FT. (75.7 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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GROUND FLOOR
APPROX. FLOOR
AREA 407 SQ.FT.
(37.9 SQ.M.)



35 Clovelly Drive
Sheerness
ME12 2SF

IMMACULATELY PRESENTED SEMI DETACHED PROPERTY SITUATED IN THE POPULAR LOCATION OF MINSTER-ON-SEA JUST A FEW HUNDREED YARDS AWAY FROM THE GLEN WOODLAND PARK. The seafront is a mere 10 minute stroll away, great for those Sunday afternoon walks along the Minster Leas. The property itself is beautifully presented throughout and benefits from a driveway, three bedrooms and a kitchen/diner. AN INTERNAL VIEWING IS RECOMMENDED!

- IMMACUTELY PRESENTED
- Semi Detcahed Home
- Three Bedrooms
- Kitchen/Diner
- Lounge with a log burner
- Driveway Parking
- Modern Fitted Shower Room

Our Office Hours: Monday to Friday 9:00am to 6:00pm
Saturdays 9:00am to 5:00pm





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Entrance Hall

Lounge
15'2" x 12'5"

Kitchen/Diner
18'1" x 9'0"

First Floor Landing

Bedroom One
12'6" x 9'10"

Bedroom Two
9'3" x 9'10"

Bedroom Three
9'3" x 7'11"

Shower Room

Rear Garden
44'

Driveway Parking and Parking to Rear
Space for Garage currently shed space.

Storage



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