



**Price**  
**£190,000**

**Freehold**

3x  1x  2x 

**James Street,  
Sheerness, Kent, ME12**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Brisk walk into the town centre
- Can be sold with no forward chain
- Separate lounge and dining room
- Nice size garden with added bonus of an outbuilding
- Great for first time buyers or investors

## Accommodation

### GROUND FLOOR

- Entrance Porch
- Lounge: 13'1 x 13'0 (3.99m x 3.97m)
- Dining Room: 13'1 x 11'1 (3.99m x 3.38m)
- Kitchen: 11'11 x 6'1 (3.63m x 1.86m)
- Utility Area
- Bathroom: 6'1 x 6'0 (1.86m x 1.83m)

### FIRST FLOOR

- Landing
- Bedroom 1: 14'0 x 13'0 (4.27m x 3.97m)
- Bedroom 2: 13'1 x 11'1 (3.99m x 3.38m)
- Bedroom 3: 11'1 x 6'11 (3.38m x 2.11m)

### OUTSIDE

- Rear Garden

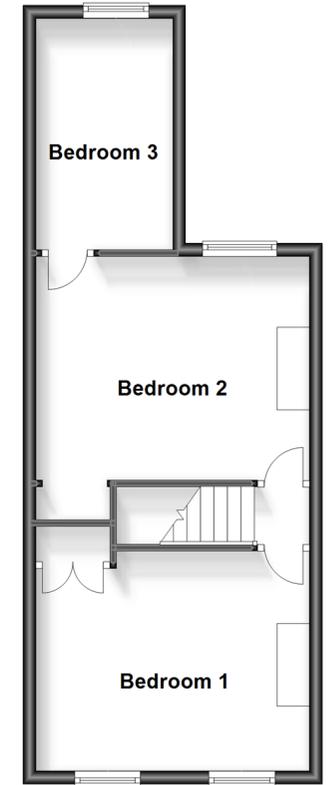
### Ground Floor

Approx. 47.5 sq. metres (511.1 sq. feet)



### Split Level First Floor

Approx. 40.5 sq. metres (436.0 sq. feet)



**Call Sheerness - 01795 664651 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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