



**Price**  
**£240,000**

**Freehold**

3x  1x  2x 

**Invicta Road, Sheerness,  
Kent, ME12**

**OVER 60?**

You could get up to  
**59% off** the price!\*



**Video Tour available**

*Wards*  
Helping you move forwards



## Main features

- Walk down the road to the Blue Flag awarded beach
- A useful downstairs cloakroom
- All bedrooms and shower room are separate upstairs
- Fabulous new kitchen and shower room installed
- New carpets and floor coverings

## Accommodation

### SPLIT LEVEL GROUND FOOR

#### Entrance Hall

**Lounge:** 14'3 x 11'9 (4.35m x 3.58m)

**Dining Room:** 11'6 x 9'7 (3.51m x 2.92m)

**Kitchen/Breakfast Room:** 15'9 x 9'10 (4.80m x 3.00m)

**Utility Room:** 9'4 x 6'2 (2.85m x 1.88m)

**Downstairs Cloakroom:** 3'2 x 3'1 (0.97m x 0.94m)

### SPLIT LEVEL FIRST FLOOR

#### Landing

**Bedroom 1:** 15'3 (4.65m) narrowing to 14'2 up to bay (4.32m) x 12'4 (3.76m)

**Bedroom 2:** 11'7 x 9'7 (3.53m x 2.92m)

**Bedroom 3:** 10'1 x 9'3 (3.08m x 2.82m)

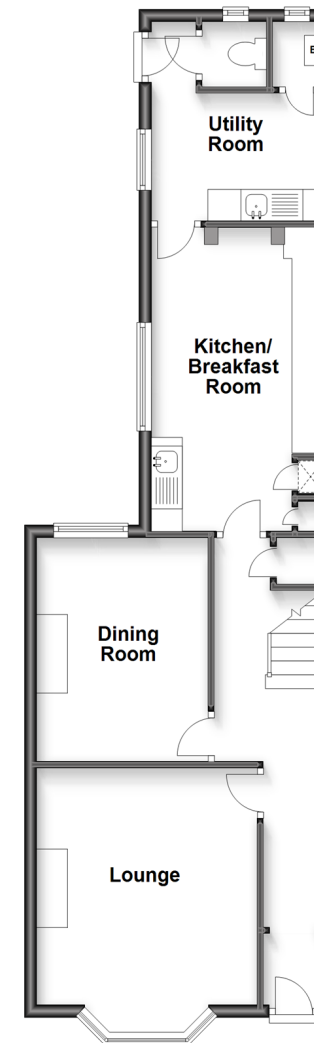
**Shower Room:** 6'0 x 5'6 (1.83m x 1.68m)

### OUTSIDE

#### Rear Garden

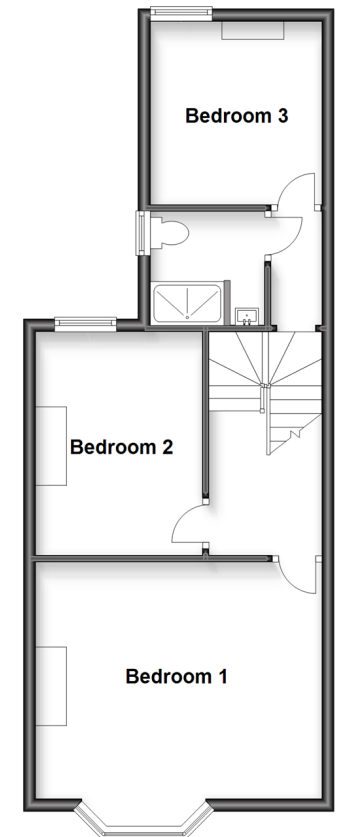
### Split Level Ground Floor

Approx. 57.4 sq. metres (618.3 sq. feet)



### Split Level First Floor

Approx. 48.4 sq. metres (520.7 sq. feet)



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

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- 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
- Our Homewise partnership offer a 'Home for Life' plan to buyers over 60, granting a lifetime lease for your protection and reducing the purchase price by up to 59%



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