

**OVER 60?**

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



**Price**  
**£300,000**  
**Freehold**

3x  1x  1x 

Appleford Drive, Minster On Sea, Kent,  
ME12

*Wards*  
Helping you move forwards





## Main features

- **Lovely kitchen with built-in over/hob and extractor fan**
- **Space in the kitchen for a dishwasher**
- **Southerly aspect garden with a park behind**
- **3 of the bedrooms have built in wardrobes already**
- **Useful downstairs cloakroom plus family bathroom upstairs**

## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Downstairs Cloakroom: 6'2 x 3'0 (1.88m x 0.92m)  
Lounge: 15'3 x 11'8 (4.65m x 3.56m)  
Kitchen/Diner: 15'3 x 8'7 (4.65m x 2.62m)

### FIRST FLOOR

Landing  
Bedroom 1: 15'2 x 12'0 (4.63m x 3.66m) narrowing to 13'4 x 9'9 (4.07m x 2.97m)  
Bedroom 2: 8'6 x 7'9 (2.59m x 2.36m)  
Bedroom 3: 8'9 x 6'3 (2.67m x 1.91m)  
Bathroom: 6'2 x 5'4 (1.88m x 1.63m)

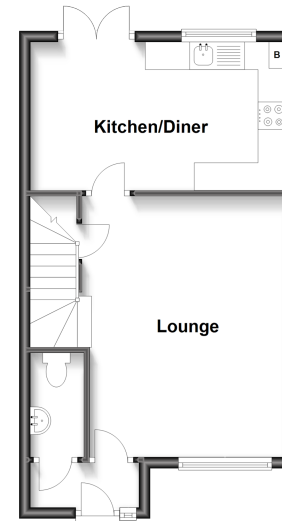
### OUTBUILDING

Garage: 17'0 x 8'6 (5.19m x 2.59m)

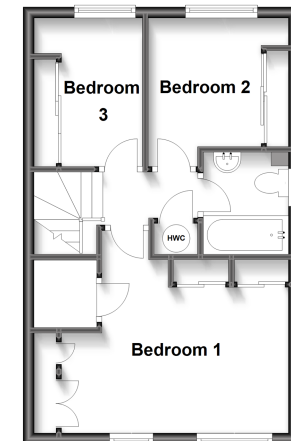
### OUTSIDE

Front Garden

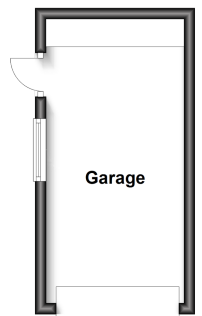
**Ground Floor**  
Approx. 36.8 sq. metres (396.4 sq. feet)



**First Floor**  
Approx. 35.0 sq. metres (376.9 sq. feet)



**Outbuilding**  
Approx. 13.0 sq. metres (139.9 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  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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