



**OVER 60?**

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

**Price**

**£310,000**

**Freehold**

3x  1x  1x 

**Flanagan Avenue,  
Queenborough, Kent,  
ME11**

*Wards*  
Helping you move forwards



## Main features

- **Parking for 2 cars in front of the property**
- **Former show house so property is done to a top standard**
- **En-suite shower room in the main bedroom**
- **Integrated appliances in the kitchen**
- **A short stroll to the train station and the harbour**

## Accommodation

### GROUND FLOOR

Downstairs Cloakroom: 4'1 x 3'1 (1.25m x 0.94m)

Lounge: 14'1 x 13'1 (4.30m x 3.99m)

Kitchen/Diner: 15'0 x 10'1 (4.58m x 3.08m)

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 9'1 (3.99m x 2.77m)

En-Suite Shower Room: 8'1 x 4'1 (2.47m x 1.25m)

Bedroom 2: 11'1 x 8'1 (3.38m x 2.47m)

Bedroom 3: 8'1 x 6'1 (2.47m x 1.86m)

Bathroom: 7'1 x 4'1 (2.16m x 1.25m)

### OUTSIDE

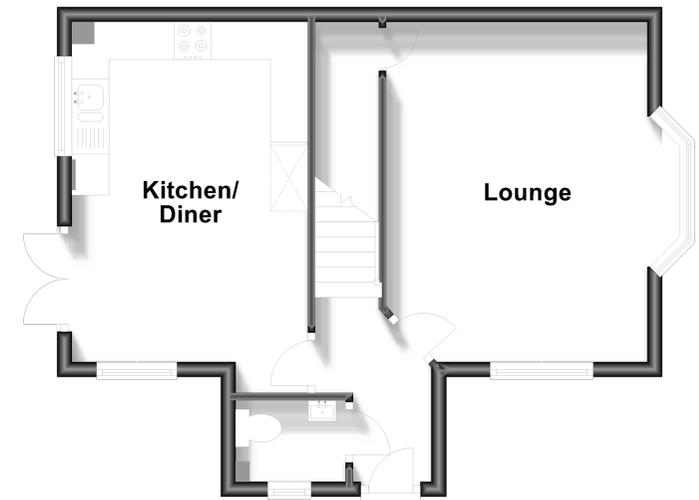
Front Garden

Off Road Parking

Rear Garden

### Ground Floor

Approx. 39.5 sq. metres (425.2 sq. feet)



### First Floor

Approx. 39.2 sq. metres (422.4 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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