



**Price**  
**£240,000**

**Freehold**

3x  1x  1x 

**Dumergue Avenue,  
Queenborough, Kent,  
ME11**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Located a brisk walk from the Neats Court Retail Park
- Handy downstairs cloakroom
- A low maintenance garden, great for family parties
- Around the corner from the train station
- Garage to the rear plus a space to park your car

## Accommodation

### GROUND FLOOR

Entrance Hall  
Downstairs Cloakroom: 4'0 x 3'0 (1.22m x 0.92m)  
Lounge/Diner: 20'1 x 16'0 (6.13m x 4.88m)  
Kitchen: 12'1 x 9'0 (3.69m x 2.75m)

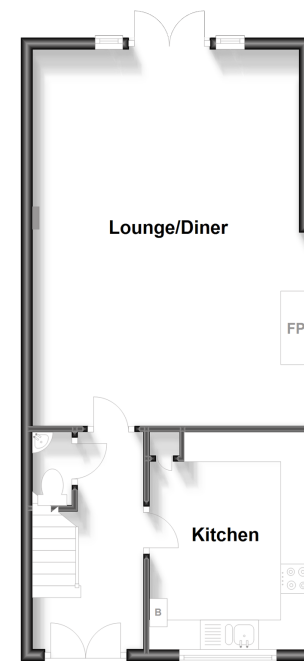
### FIRST FLOOR

Landing  
Bedroom 1: 12'1 x 9'0 (3.69m x 2.75m)  
Bedroom 2: 12'0 x 8'1 (3.66m x 2.47m)  
Bedroom 3: 8'0 x 7'1 (2.44m x 2.16m)  
Bathroom: 7'1 x 6'1 (2.16m x 1.86m)

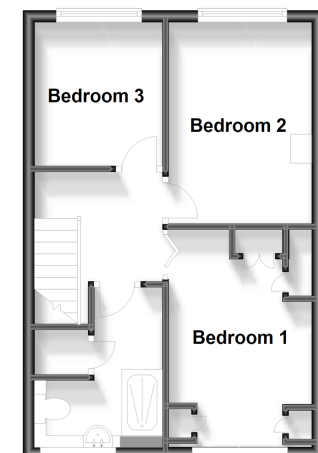
### OUTSIDE

Front Garden  
Rear Garden  
Garage  
Rear Parking

**Ground Floor**  
Approx. 47.9 sq. metres (516.0 sq. feet)



**First Floor**  
Approx. 34.3 sq. metres (369.5 sq. feet)



**Call Sheerness - 01795 664651 ■ 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