



Price
£260,000

Freehold

2x  1x  1x 

**Granville Road,
Sheerness, Kent, ME12**

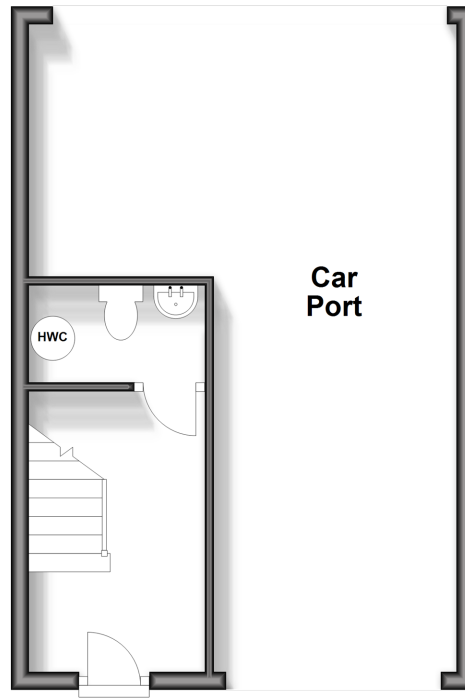
OVER 60?

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

Wards
Helping you move forwards

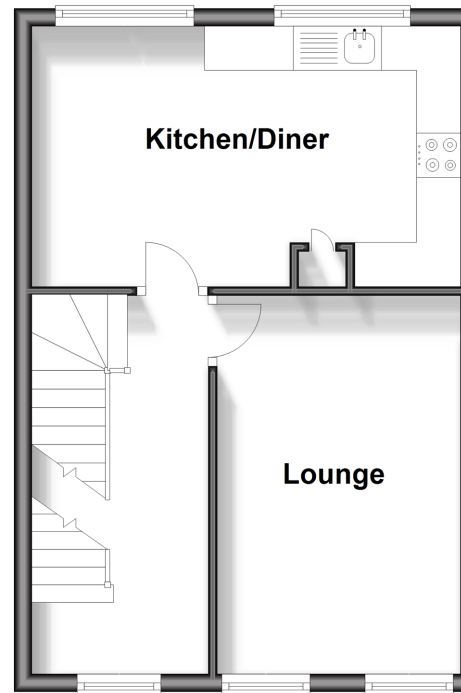
Ground Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



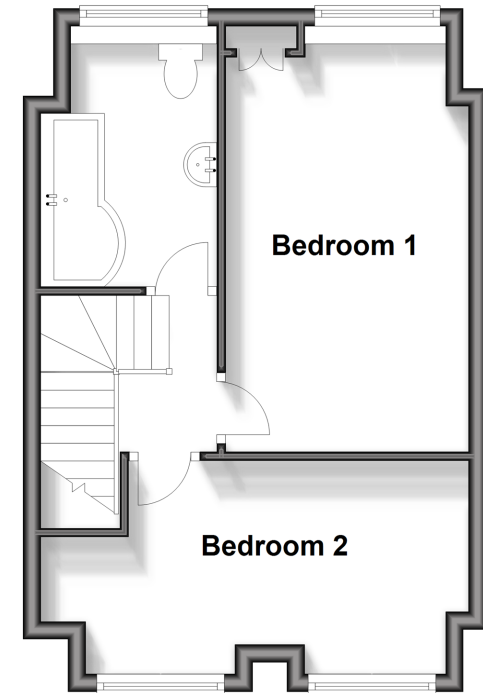
First Floor

Approx. 35.6 sq. metres (383.6 sq. feet)



Second Floor

Approx. 34.3 sq. metres (369.4 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall

Downstairs Cloakroom: 6'4 x 3'6 (1.93m x 1.07m)

FIRST FLOOR

Landing

Lounge: 14'2 x 9'5 (4.32m x 2.87m)

Kitchen/Diner: 18'4 x 8'9 (5.59m x 2.67m)

SECOND FLOOR

Landing

Bedroom 1: 14'9 x 9'4 (4.50m x 2.85m)

Bedroom 2: 13'2 x 7'6 (4.02m x 2.29m)

Bathroom: 8'0 x 6'5 (2.44m x 1.96m)

OUTSIDE

Front Garden

Car Port

Front Driveway

Rear Garden



Main features

- Brand new build with 8 solar panels to help towards costs
- Decent size rear garden for a new build
- 10 year Build Zone Guarantee
- Air source heat pump runs the heating system and hot water
- Take a stroll up the road to the High Street



Nearest Schools

Primary Schools: West Minster Primary 0.7 miles, St Edward's Catholic Primary 0.9 miles

Secondary Schools: Oasis Academy 1.9 miles, Highsted Grammar School 7.2 miles



Transport Information

Train Stations: Sheerness-on-Sea 0.6 miles, Queenborough 3.3 miles, Swale 5.0 miles



Address

Granville Road, Sheerness, Kent, ME12



Directions

For directions to this property please contact us.



Call Sheerness Branch 01795 664651 ■ 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
■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale

■ 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.

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