



Price
£425,000

Freehold

4x  2x  2x 

**Criterion Green, Minster
On Sea, Kent, ME12**

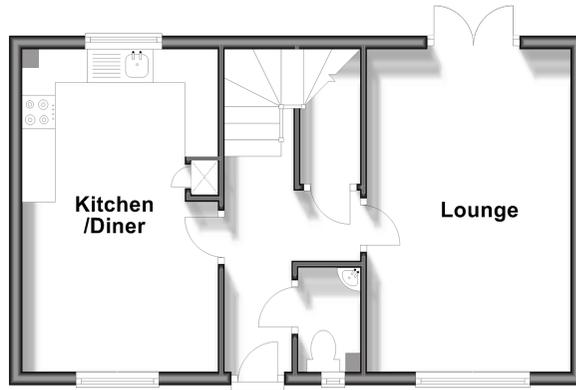
OVER 60?

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

Wards
Helping you move forwards

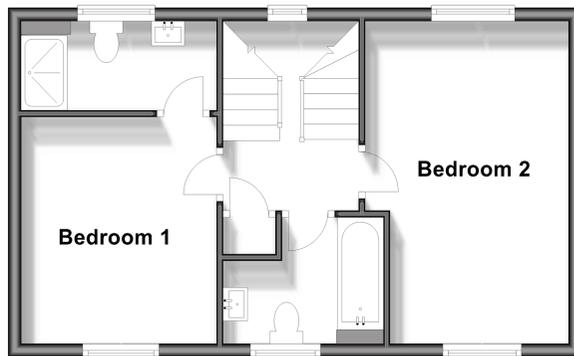
Ground Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



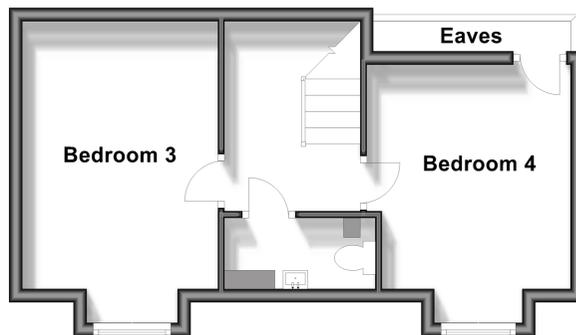
First Floor

Approx. 40.1 sq. metres (431.5 sq. feet)



Second Floor

Approx. 32.5 sq. metres (349.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hallway

Downstairs Cloakroom: 5'5 x 2'8 (1.65m x 0.81m)

Lounge: 16'0 x 10'1 (4.88m x 3.08m)

Kitchen/Diner: 16'0 x 9'6 (4.88m x 2.90m)

FIRST FLOOR

Landing

Bedroom 1: 11'4 x 9'5 (3.46m x 2.87m)

En-Suite Shower Room: 9'6 x 4'3 (2.90m x 1.30m)

Bedroom 2: 16'1 x 10'2 (4.91m x 3.10m)

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

SECOND FLOOR

Landing

Bedroom 3: 14'2 x 11'4 (4.32m x 3.46m)

Bedroom 4: 12'6 x 8'7 (3.81m x 2.62m)

Cloakroom/Laundry Room: 8'3 x 3'3 (2.52m x 0.99m)

OUTSIDE

Front Driveway

Rear Garden



Main features

- 7 years remaining on the NHBC Guarantee
- Modern kitchen includes fridge/freezer, hob & dishwasher
- A great garden for families, perfect for barbecues
- Downstairs cloakroom plus another on the 2nd floor, making 4 toilets in this house!
- Relax in a bubble bath or use the en-suite shower in the main bedroom

Nearest Schools

Primary Schools: Halfway Houses Primary 0.4 miles, West Minster Primary 1.0 miles, Richmond Primary 1.3 miles

Secondary Schools: Oasis Academy 0.7 miles

Transport Information

Train Stations: Queenborough 0.7 miles, Sheerness-on-Sea 1.7 miles, Swale 2.0 miles

Address

Criterion Green, Minster On Sea, Kent, ME12

Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Sheerness Branch 01795 664651 ■ wardsof Kent.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.

EPC RATING

CURRENT:	POTENTIAL:
B(89)	B(90)

11635129/20240119/DS/PA