



**Price**  
**£425,000**

**Freehold**

4x  2x  2x 

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

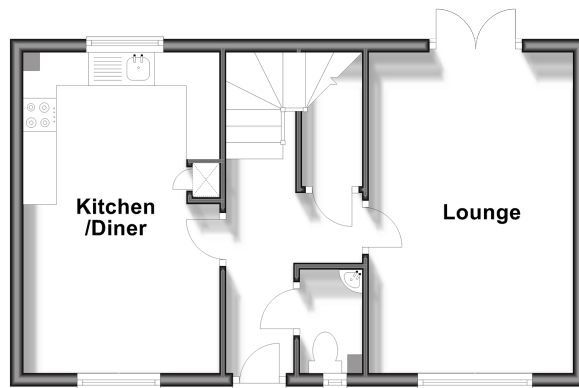
**OVER 60?**

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

*Wards*  
Helping you move forwards

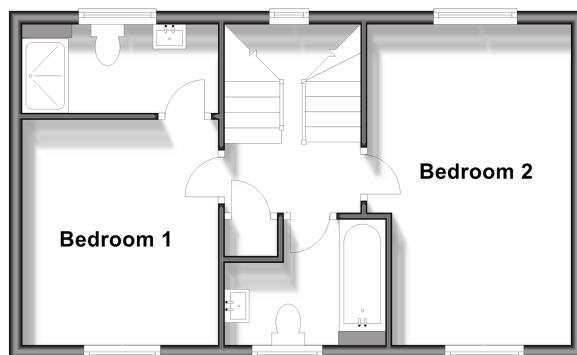
### Ground Floor

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



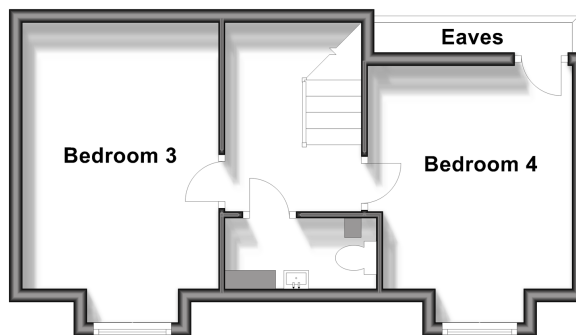
### First Floor

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.





Call Sheerness Branch 01795 664651 ■ [wardsofkent.co.uk](https://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.



11635129/20240119/DS/PA