



Price
£325,000

Freehold

3x  1x  2x 

**Rosemary Avenue,
Minster-On-Sea, Kent,
ME12**

OVER 60?

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

Wards
Helping you move forwards



Main features

- **Fabulous made to measure shutters to the front**
- **Beautiful solid oak wooden flooring**
- **Stunning both inside and out with no work to do**
- **Modern bathroom with additional step in shower as well as a bath**
- **Modern kitchen with oven/hob, extractor fan, built in fridge/freezer**

Accommodation

GROUND FLOOR

Entrance Porch
 Entrance Hall
 Lounge: 16'3 x 11'3 (4.96m x 3.43m)
 Kitchen/Dining Area: 17'1 (5.21m) x 12'6 (3.81m) narrowing to 11'3 (3.43m)

FIRST FLOOR

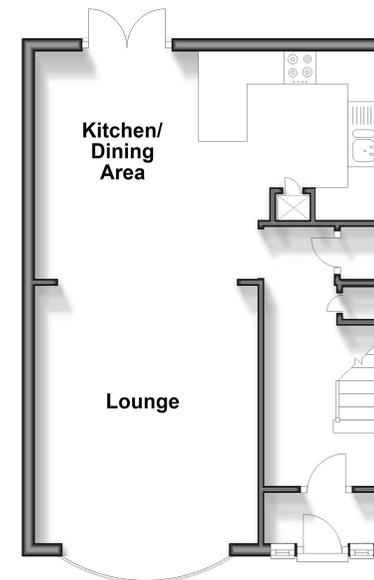
Bedroom 1: 15'9 into fitted wardrobes (4.80m) narrowing to 12'9 (3.89m) x 9'9 (2.97m)
 Bedroom 2: 12'3 x 8'8 (3.74m x 2.64m)
 Bedroom 3: 9'8 x 6'1 (2.95m x 1.86m)
 Bathroom: 8'6 x 5'9 (2.59m x 1.75m)

OUTSIDE

Rear Garden
 Front Driveway
 Garage: 17'0 x 12'3 (5.19m x 3.74m)

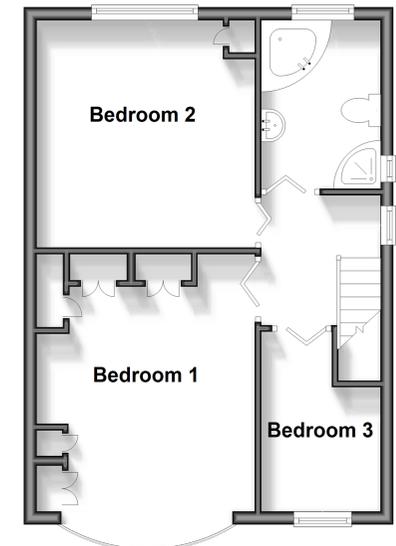
Ground Floor

Approx. 41.1 sq. metres (442.3 sq. feet)



First Floor

Approx. 41.1 sq. metres (442.4 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



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