



**Price**  
**£325,000**

**Freehold**

4x  1x  2x 

**Banner Way,  
Minster-On-Sea, Kent,  
ME12**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Lovely sized lounge/diner perfect for families
- Off road parking plus a garage
- Good size family bathroom
- Fantastic location with takeaway outlets, shops and schools nearby
- Great size rear garden, perfect for those summer barbecues

## Accommodation

### GROUND FLOOR

Entrance Hall

Lounge: 23'0 x 11'0 (7.02m x 3.36m)

Kitchen: 14'1 x 9'0 (4.30m x 2.75m)

Dining Area: 12'0 x 8'0 (3.66m x 2.44m)

Sitting Room: 12'0 x 11'1 (3.66m x 3.38m)

Conservatory: 9'11 x 7'1 (3.02m x 2.16m)

Bathroom: 9'1 x 7'1 (2.77m x 2.16m)

### FIRST FLOOR

Landing

Bedroom 1: 13'0 x 10'1 (3.97m x 3.08m)

Bedroom 2: 12'1 x 11'0 (3.69m x 3.36m)

Bedroom 3: 10'1 x 7'1 (3.08m x 2.16m)

Bedroom 4: 8'1 x 8'1 (2.47m x 2.47m)

Upstairs Cloakroom: 6'0 x 5'0 (1.83m x 1.53m)

### OUTSIDE

Front Garden

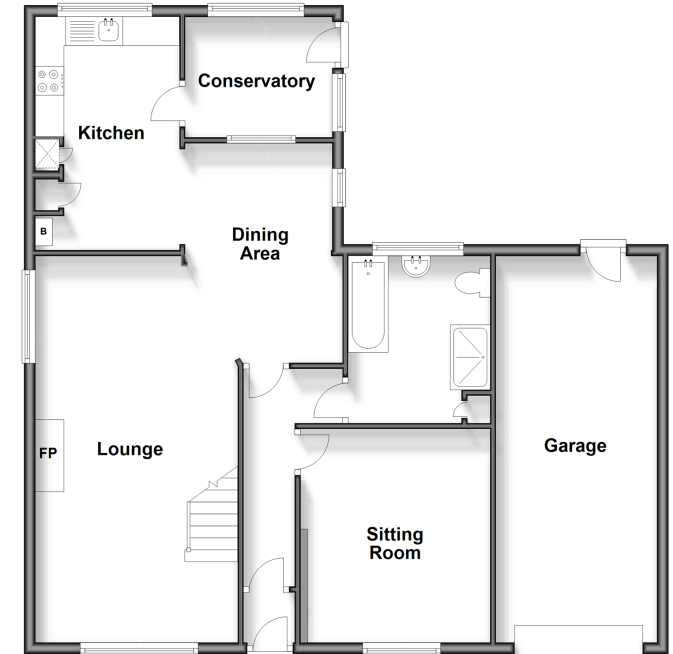
Front Driveway

Garage: 22'1 x 9'3 (6.74m x 2.82m)

Rear Garden

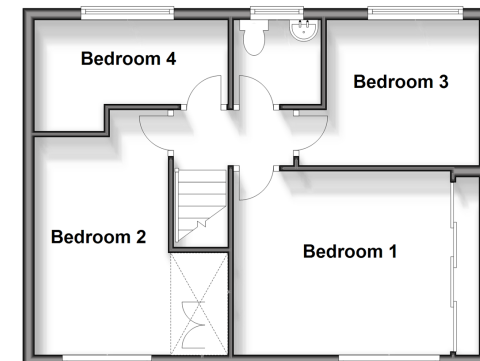
### Ground Floor

Approx. 94.7 sq. metres (1019.8 sq. feet)



### First Floor

Approx. 45.3 sq. metres (487.4 sq. feet)



**Call Sheerness - 01795 664651 ■ [wardsof Kent.co.uk](http://wardsof Kent.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
- 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.



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