



Price

£370,000

Freehold

4x  3x  2x 

Petunia Avenue, Minster on Sea, Kent,
ME12 3TS

Wards
Helping you move forwards



Main features

- **2 en-suite shower rooms plus built in wardrooms to bedrooms 1 & 2**
- **Tucked right out of the way**
- **Kitchen has built in oven/hob plus a separate oven**
- **Built in fridge/freezer and dishwasher**
- **Lovely field views to the side**
- **Handy downstairs cloakroom**

Accommodation

GROUND FLOOR

Entrance Hall
Downstairs Cloakroom: 4'7 x 4'4 (1.40m x 1.32m)
Lounge: 15'7 x 11'6 (4.75m x 3.51m)
Kitchen/Dining Area: 23'0 x 10'1 (7.02m x 3.08m)
Study: 7'9 x 7'6 (2.36m x 2.29m)

FIRST FLOOR

Landing
Bedroom 1: 12'2 x 9'10 (3.71m x 3.00m)
En-suite Shower Room: 6'7 x 5'1 (2.01m x 1.55m)
Bedroom 2: 9'0 x 8'2 (2.75m x 2.49m)
En-Suite Shower Room: 6'0 x 5'4 (1.83m x 1.63m)
Bedroom 3: 10'3 x 7'1 (3.13m x 2.16m)
Bedroom 4: 9'0 x 7'5 (2.75m x 2.26m)
Bathroom: 6'6 x 5'6 (1.98m x 1.68m)

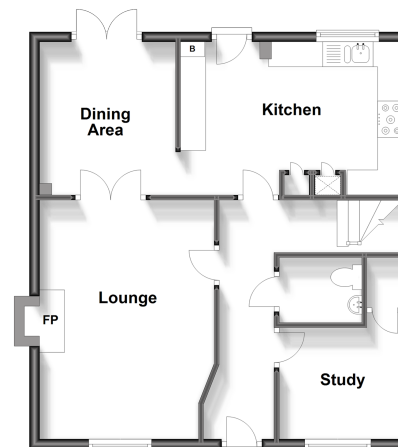
OUTBUILDING

Garage: 18'2 x 10'1 (5.54m x 3.08m)

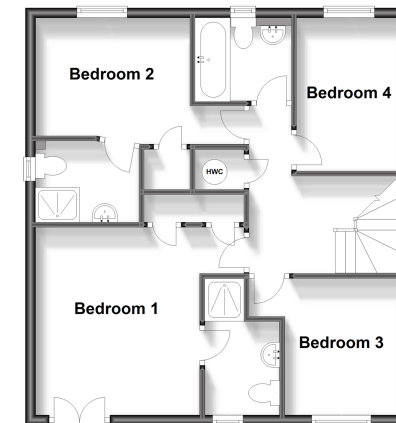
OUTSIDE

Front Garden
Front Driveway
Rear Garden

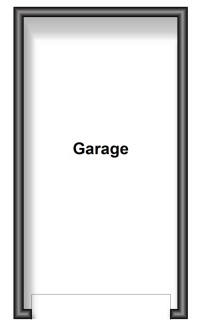
Ground Floor
Approx. 57.4 sq. metres (618.3 sq. feet)



First Floor
Approx. 57.4 sq. metres (618.3 sq. feet)



Outbuilding
Approx. 0.0 sq. metres (0.0 sq. feet)



Call Sheerness - 01795 664651 ■ 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



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