



**Price**  
**£325,000**

**Freehold**

4x  2x  1x 

**Frances Row,  
Queenborough, Kent,  
ME11**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- **Stunning kitchen with built in dishwasher, oven/hob and fridge freezer**
- **5 years left on the NHBC Guarantee**
- **Home office (outside) double glazed and insulated**
- **Low maintenance garden with artificial lawn**
- **2 parking spaces right behind the back gate**

## Accommodation

### GROUND FLOOR

Entrance Hallway  
 Downstairs Cloakroom: 5'6 x 4'9 (1.68m x 1.45m)  
 Lounge: 18'3 x 11'5 (5.57m x 3.48m)  
 Kitchen/Diner: 14'1 x 11'10 (4.30m x 3.61m)  
 Utility Room: 6'0 x 6'0 (1.83m x 1.83m)

### FIRST FLOOR

Landing  
 Bedroom 1: 12'8 (3.86m) narrowing to 11'3 (3.43m) x 11'3 (3.43m)  
 En-Suite Shower Room: 7'8 (2.34m) x 5'4 (1.63m) narrowing to 5'2 (1.58m)  
 Bedroom 2: 11'11 x 8'9 (3.63m x 2.67m)  
 Bedroom 3: 9'7 x 6'9 (2.92m x 2.06m)  
 Bathroom: 7'4 x 7'2 (2.24m x 2.19m)

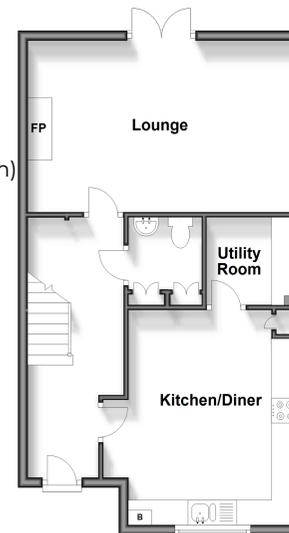
### OUTBUILDING

Home Office: 9'3 x 7'2 (2.82m x 2.19m)

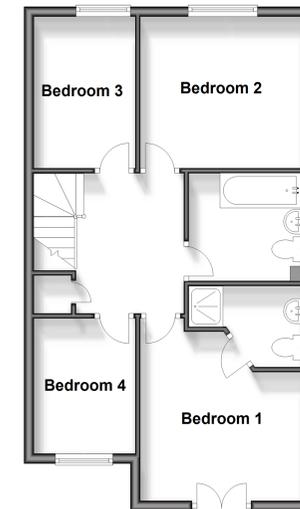
### OUTSIDE

Front Garden  
 Rear Garden  
 Allocated Parking Spaces

**Ground Floor**  
 Approx. 51.0 sq. metres (548.6 sq. feet)



**First Floor**  
 Approx. 51.4 sq. metres (553.7 sq. feet)



**Outbuilding**  
 Approx. 6.1 sq. metres (65.1 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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