



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)

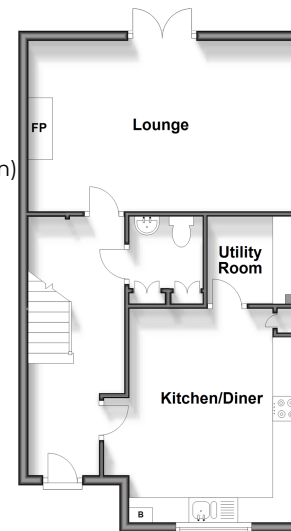
OUTBUILDING

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

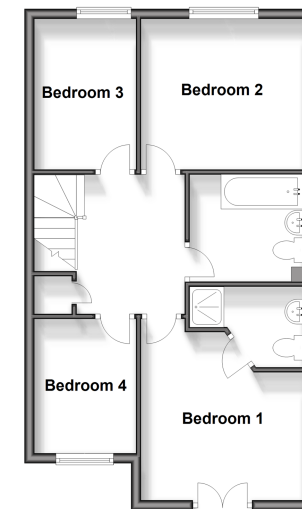
OUTSIDE

Front Garden
 Rear Garden
 Allocated Parking Spaces

Ground Floor
 Approx. 51.0 sq. metres (548.8 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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