



**Price**

**£170,000**

**Freehold**

3x  1x  1x 

Melody Close, Warden Bay, Kent, ME12

*Wards*  
Helping you move forwards



## Main features

- Great size kitchen/diner area
- Conservatory to the rear giving you extra downstairs living space
- Literally just around the corner from the beach
- Good size rear garden to relax in
- There is a parking space in a nearby block

## Accommodation

### GROUND FLOOR

Entrance Porch

Lounge: 16'0 x 11'4 (4.88m x 3.46m)

Kitchen/Diner: 15'9 x 11'7 (4.80m x 3.53m)

Conservatory: 16'0 x 6'7 (4.88m x 2.01m)

### FIRST FLOOR

Landing

Bedroom 1: 11'5 x 9'1 (3.48m x 2.77m)

Bedroom 2: 8'9 x 8'3 (2.67m x 2.52m)

Bedroom 3: 8'3 x 6'5 (2.52m x 1.96m)

Wet Room: 7'4 x 5'5 (2.24m x 1.65m)

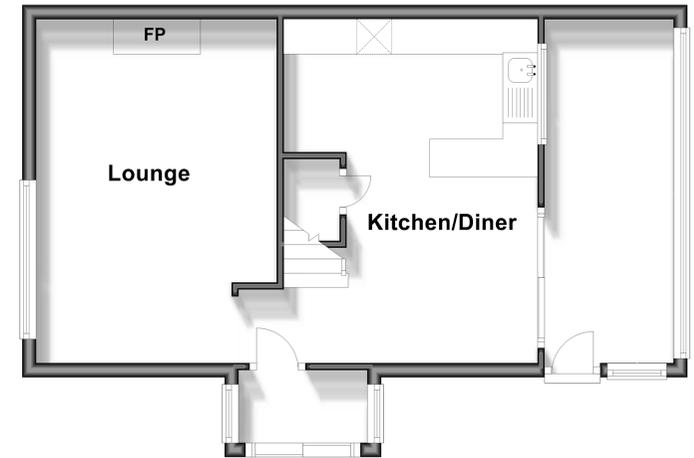
### OUTSIDE

Front Garden

Rear Garden

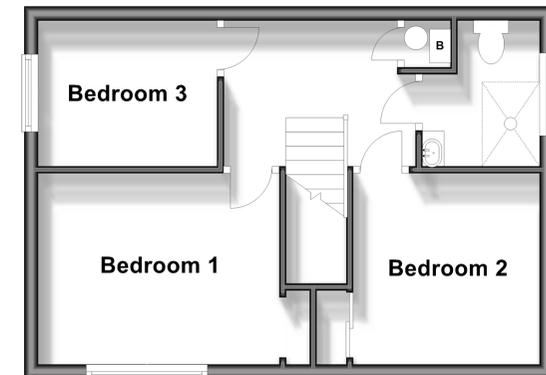
### Ground Floor

Approx. 47.0 sq. metres (505.4 sq. feet)



### First Floor

Approx. 35.3 sq. metres (379.8 sq. feet)



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