

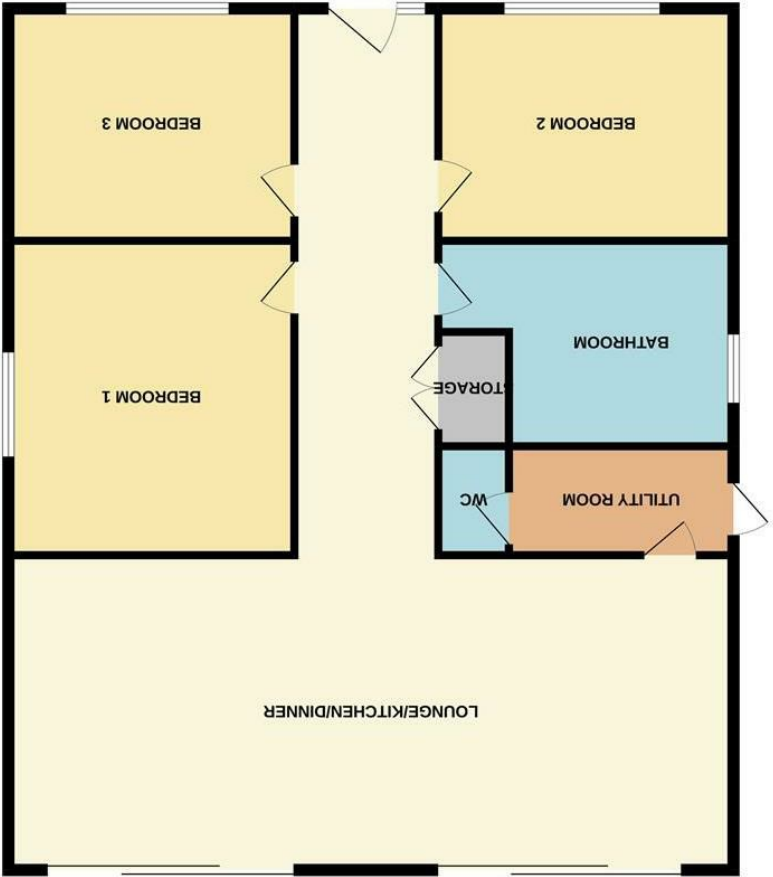


Prospect Cottage Elmley Road  
Minster On Sea, Sheerness, ME12 3SS  
Offers in the region of £750,000

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Floor Plan

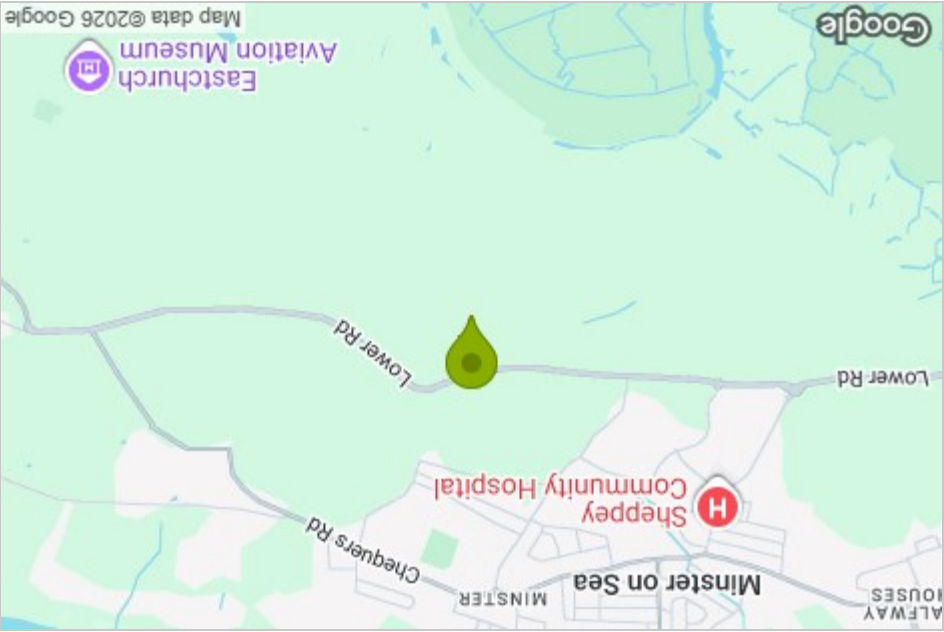


GROUND FLOOR

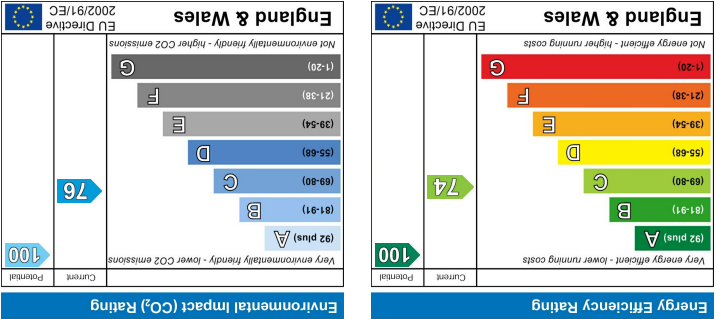
What every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of rooms, windows, doors and any other details are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



Viewing

Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

James Perry  
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# Prospect Cottage Elmley Road



- 3 BED DETACHED PROPERTY
- AN ACRE OF LAND
- AIR CONDITIONING THROUGHOUT
- OFF ROAD PARKING FOR MULTIPLE CARS
- COUNCIL TAX BAND C
- SMART HOME WITH LATEST TECHNOLOGY
- OPEN PLAN LOUNGE? KITCHEN/DINER
- LATEST PRIVACY GLASS
- OUTBUILDING/GAMES ROOM WITH VARIOUS OPTIONS
- VIEWINGS HIGHLY RECOMMENDED

## Description

GUIDE £750,000-£770,000

Pristine 3 bedroom 'Prospect Cottage'. Located in the popular area of Minster-On-Sea this is a must see. To the front of the property there is ample parking available. Upon entrance to the property there are three well presented bedrooms which all benefit from built in wardrobes. Opposite bedroom 1 is the family bathroom which has been finished to a very high standard with double sinks, large shower and freestanding bath.

At the end of the hallway you are presented with a stunning open plan lounge/kitchen/Diner. The kitchen has been tastefully decorated and compromises of all integrated appliances and breakfast bar. In addition to the kitchen there is a utility room which can be accessed through the kitchen and a back door. The lounge has the benefit of a vast amount of natural light due to the double doors, in addition to this it has an impressive built in TV and storage shelves. The garden can be accessed through double doors leading from the kitchen or lounge. The garden is of a large size and has been well kept.

This property boasts the feeling of space as it is set within 1 acre of land and has the bonus feature of an outbuilding which could be used as a games room/home gym or office. This property is a smart home and has solar panels installed as well as privacy glass. This property has multiple key selling points and is worth a view. Give us a call on 01795 667777 or email us on [sales@james-perry.co.uk](mailto:sales@james-perry.co.uk).

Minster On Sea, Sheerness, ME12 3SS

