

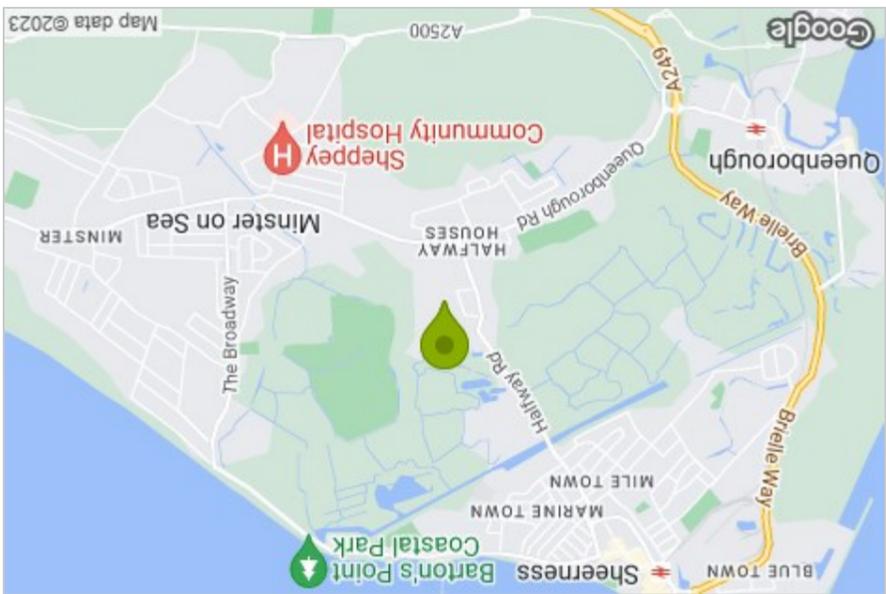
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation or fact, but must satisfy themselves by inspection or otherwise as 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.

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.

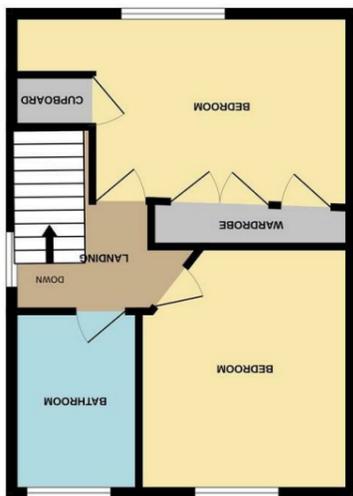
Viewing

England & Wales 2022/9/1/EC		England & Wales 2022/9/1/EC	
EU Directive	2022/9/1/EC	EU Directive	2022/9/1/EC
Very energy efficient - lower CO2 emissions	A (92 plus)	Very energy efficient - lower running costs	A (92 plus)
Energy efficient - lower CO2 emissions	B (81-91)	Energy efficient - lower running costs	B (81-91)
Decent	C (69-80)	Decent	C (69-80)
Not energy efficient - higher CO2 emissions	D (55-68)	Not energy efficient - higher running costs	D (55-68)
Very poor energy efficiency - very high CO2 emissions	E (39-54)	Very poor energy efficiency - very high running costs	E (39-54)
Extremely poor energy efficiency - extremely high CO2 emissions	F (21-38)	Extremely poor energy efficiency - extremely high running costs	F (21-38)
Extremely poor energy efficiency - extremely high CO2 emissions	G (1-20)	Extremely poor energy efficiency - extremely high running costs	G (1-20)

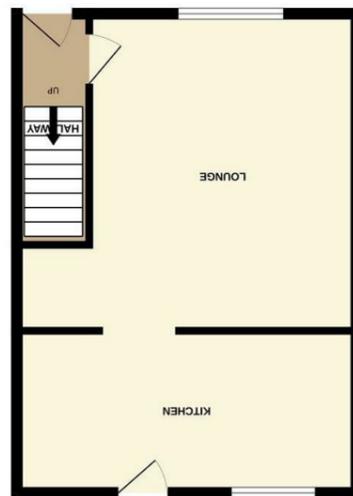
Energy Efficiency Graph



Area Map



1ST FLOOR



GROUND FLOOR

Floor Plan



10 William Rigby Drive
 Minster On Sea, Sheerness, ME12 3TE

Offers in excess of £250,000



10 William Rigby Drive



- Chain Free
- Investors/ First Time Buyers
- Gas Central Heating
- Short Walk Into The Town
- 2 Bed Terrace House
- Double Glazed Throughout
- Close To Local Schools
- Council Tax Band C

Description

James Perry Estate Agents are pleased to bring to the market this CHAIN FREE 2 bedroom mid terrace home located on William Rigby Drive, a quiet residential road. The property benefits from a driveway which can accommodate two cars. Upon entrance to the property is a hallway with stairway access for the first floor. The lounge/diner has wooden flooring, double glazed windows and access to the kitchen. The kitchen has space for a free standing fridge freezer and dishwasher with integrated oven/hob and stainless steel sink and drainer. Both rooms are of a great condition and ideal for a first time buyer or young family alike to move into straight away.

To the first floor there are two double bedrooms, the master bedroom complete with built in wardrobe. Bedroom two with space allowing for free standing furniture. The family bathroom with WC, bath with over shower and wash basin. To the rear of the property there is a well maintained enclosed garden with decked seating area, great for a table and chairs, in addition to laid to lawn area.

As well as the property itself, the location lends itself within walking distance of Halfway House Primary School. This is an ideal location for a young family or first time buyer alike.

Minster On Sea, Sheerness, ME12 3TE

