

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.

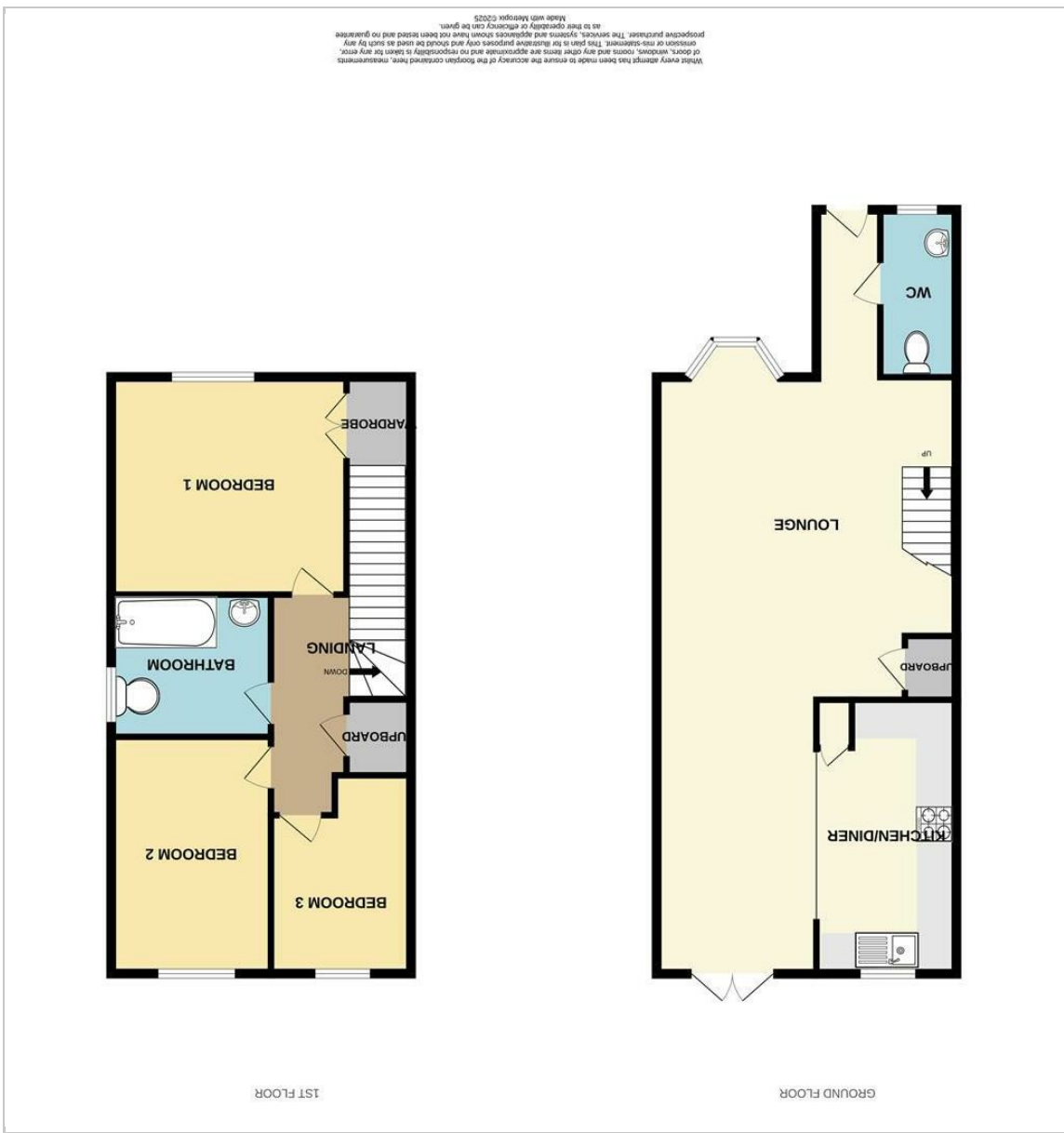
Viewing

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
England & Wales 2020/1/EC			
Not environmentally friendly - higher CO ₂ emissions			
(1-20)	G	(1-20)	G
(21-30)	F	(21-30)	F
(31-40)	E	(31-40)	E
(41-50)	D	(41-50)	D
(51-60)	C	(51-60)	C
(61-70)	B	(61-70)	B
(71-80)	A	(71-80)	A
(81-90)	A	(81-90)	A
(91-100)	A	(91-100)	A
(92 plus)	A	(92 plus)	A
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
78			
91			

Energy Efficiency Graph



Area Map



Floor Plan



18 Lavender Avenue
 Minster On Sea, Sheerness, ME12 3UA

Price £295,000



18 Lavender Avenue



- 2016 Build 3 Bedroom Semi-Detached House
- 100% Freehold, NO Management or Estate Fees
- Modern And Light Interior Throughout
- Ground Floor Features an Open-Plan Layout
- Perfect For First Time Buyers
- In Sought After Minster
- Allocated Driveway For 2 Cars
- Stone's Throw From Local Amenities And Local Hospital
- Well-Proportioned Garden
- Tax Band C

Description

£295,000

Nestled in the charming area of Lavender Avenue, Minster On Sea, Sheerness, this delightful three-bedroom semi-detached house Built in 2016 offers a perfect blend of modern living and comfort. The property boasts a contemporary interior throughout, ensuring a stylish and inviting atmosphere for you and your family.

As you enter, you will be greeted by a spacious open-plan layout on the ground floor, which seamlessly connects the living, dining, and kitchen areas. This design not only enhances the flow of natural light but also creates an ideal space for entertaining guests or enjoying family time. The well-proportioned garden at the rear provides a lovely outdoor retreat, perfect for summer barbecues or simply relaxing in the fresh air. Up stairs offers 3 Bedroom and main bathroom.

For those with vehicles, the property includes an allocated driveway that comfortably accommodates two cars, adding to the convenience of this lovely home.

With its modern features and thoughtful design, this semi-detached house is an excellent opportunity for anyone looking to settle in a peaceful yet vibrant community. Don't miss the chance to make this wonderful property your new home.

Minster On Sea, Sheerness, ME12 3UA

