

PRICE  
**OIEO**  
**£140,000**  
FREEHOLD

**CLOSE TO TOWN AND  
SEAFRONT BUT IN NEED OF  
SOME TLC!**

**Broadway, Sheerness  
ME12 1TS**

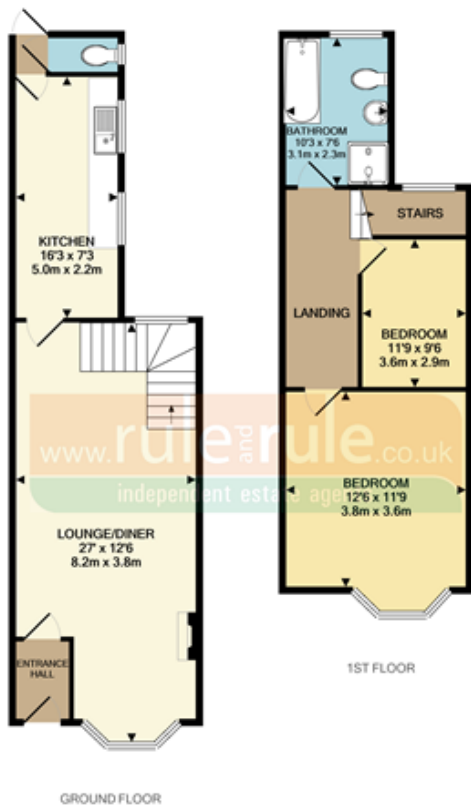






**Be quick to view this 2 bedroom terraced property in the heart of Sheerness. With Sheerness seafront and the town centre within short walking distances this is a perfect investment. The property requires modernisation. Downstairs is a large lounge/Diner, Kitchen and a downstairs WC. Upstairs there are 2 bedrooms a bathroom and the addition of a Loft room. Please call Rule & Rule to arrange a viewing.**

**\*Under the provisions of the estate agents act 1979 we are duty bound to advise that this property is owned by a member of staff.**



GROUND FLOOR

1ST FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items 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 operability or efficiency can be given.  
Made with Metropix ©2021

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87   B
69-80	C		
55-68	D		
39-54	E	51   E	
21-38	F		
1-20	G		

**MONEY LAUNDERING REGULATIONS 2007:** Intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale. **THE PROPERTY MISDESCRIPTIONS ACT 1991 - Rule and Rule** has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. Rule and Rule has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of this property before travelling any distance to view. We have taken every precaution to ensure that these details are accurate and not misleading. If there is any point which is of particular importance to you, please contact us and we will provide any information you require. This is advisable, particularly if you intend to travel some distance to view the property. The mention of any appliances and services within these details does not imply that they are in full and efficient working order. These particulars are in draft form awaiting Vendors confirmation of their accuracy. These details must therefore be taken as a guide only and approved details should be requested from the agents. Covenants may apply to this property.