

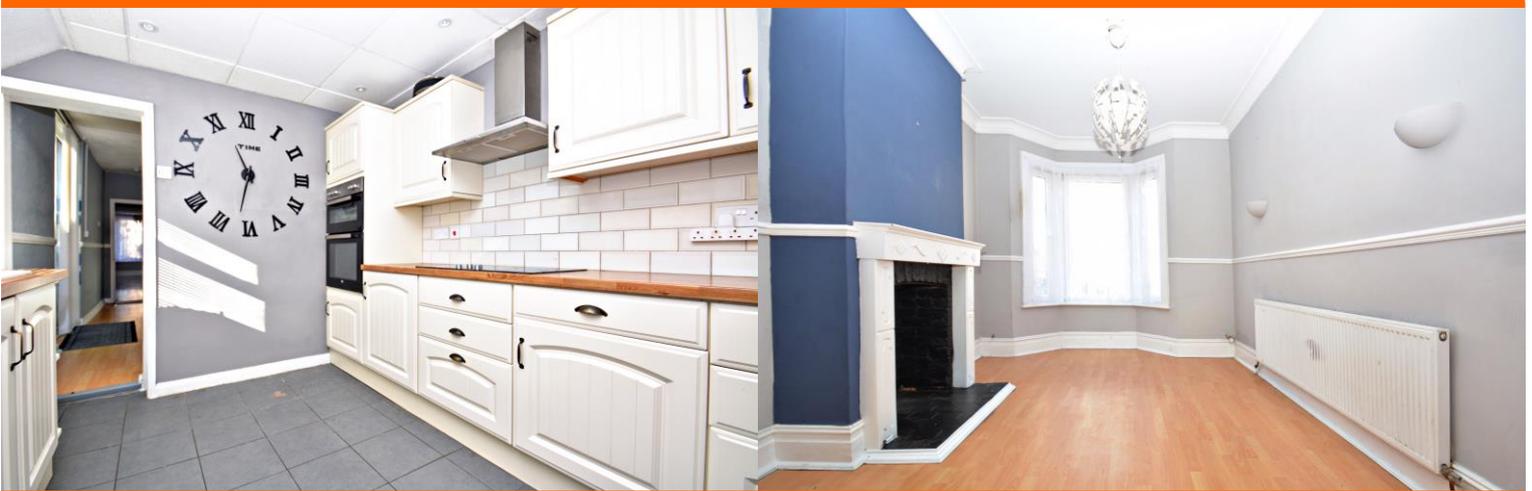
PRICE
£210,000

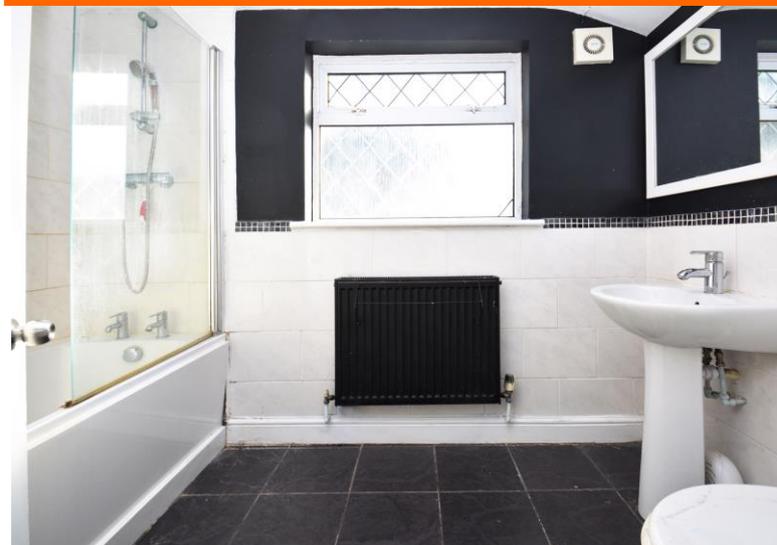
Freehold



**A THREE BED MID TERRACED HOUSE WITH
ADDITIONAL LOFT ROOM AND LARGER THAN
AVERAGE GROUND FLOOR ACCOMMODATION.
REQUIRES SOME IMPROVEMENTS.**

**Invicta Road, Sheerness
ME12 2AG**





GROUND FLOOR
559 sq ft (51.7 sq m) approx.

1ST FLOOR
435 sq ft (40.1 sq m) approx.

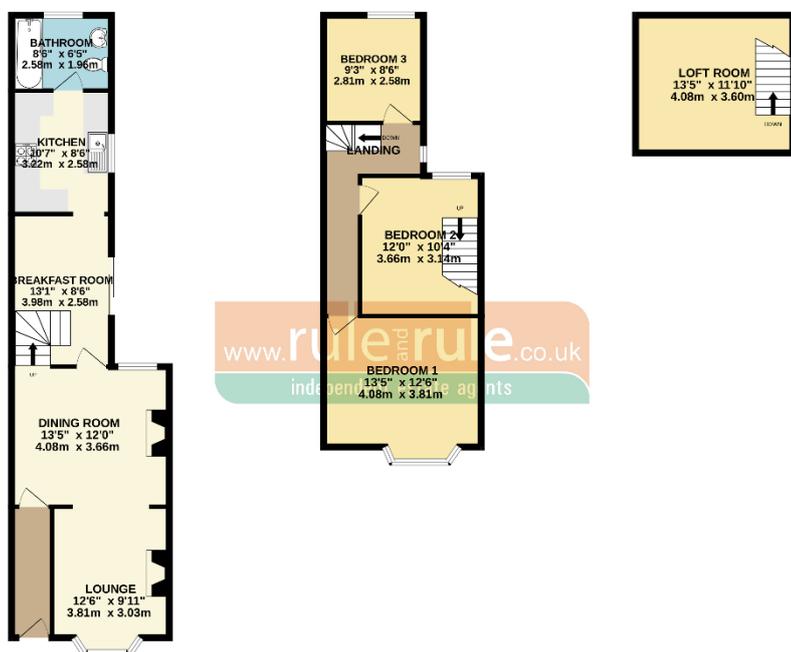
2ND FLOOR
108 sq ft (10.1 sq m) approx.

3 BEDROOMS PLUS A LOFT ROOM!

Rule and Rule are pleased to offer this ideal first time buy or investment property that requires a moderate level of updating.

This ever so spacious property is centrally heated and double glazed with the accommodation providing three good sized bedrooms and a useful loft room accessed from the 2nd bedroom. To the ground floor there's a separate lounge and dining room, an additional breakfast room leading to a cream coloured fitted kitchen and a white bathroom suite.

This property is well positioned for a young family being ideally located close to local Schools. Please call Craig or Mark at the office to organise a viewing of this vacant property.



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independent agents

TOTAL FLOOR AREA: 1151 sq ft (107.0 sq m) approx.
While every effort has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs 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, options and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Mark with Message 02022

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		68 D
39-54	E	48 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 have 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.