

PRICE

OIEO

£175,000

Freehold

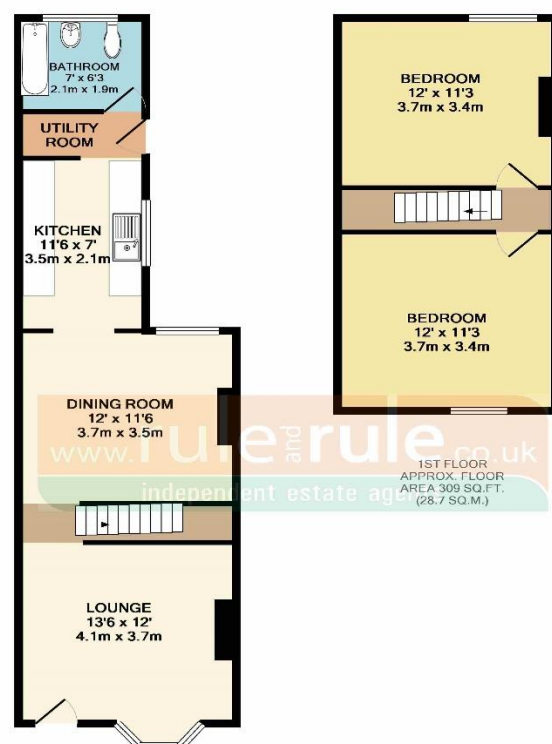
TIDY 2 BEDROOM TERRACED PROPERTY

Berridge Road Sheerness ME12 2AF





Rule & Rule are pleased to offer this 2 bedroom property located close to the town centre, shops and amenities. Benefitting from being just a short stroll to the award winning blue flag Sheerness beach. This is perfect for those wishing to live life close to the sea. Inside the property has been updated by the current owner to a good standard. On the ground floor as you enter the property you are greeted by a light lounge area with UPVC double glazed Bay windows. Leading though the property to the dining area then onto a well appointed kitchen. With space for Cooker, fridge freezer, and a washing machine. The ground floor bathroom is well appointed also. Upstairs there are 2 double bedrooms. Outside is a well maintained rear garden. Please call Rule & Rule to arrange a viewing.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	86 D	
39-54	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.