



# Waverley Avenue

Minster On Sea | ME12 2SA





# Waverley Avenue

Minster On Sea, ME12 2SA

£325,000

Freehold

Presenting a three-bedroom semi-bungalow in Minster on Sea, featuring a well-maintained and neutrally presented interior. The property includes a part-converted garage now serving as a storage and utility area, providing practicality and versatility for modern living.

The focal point of the residence is the spacious kitchen/diner, equipped with contemporary amenities and complemented by bi-folding doors. These doors connect the interior seamlessly to the outdoors, allowing for ample natural light and a fluid transition between indoor and outdoor spaces.

With three bedrooms, this property caters to various needs, be it a family home or a space for home offices or guests. The bedrooms are designed for functional comfort, emphasising practicality.

A driveway adds convenience for parking, contributing to the practical features of the property. The location is within walking distance to the Glen and the seafront, providing easy access to nearby park areas and the coastline.

In summary, this property offers a balanced blend of practicality and functionality in a well-connected location. Ideal for those seeking a straightforward and efficient living space in Minster on Sea.



## Benefitting from:

- Stunning presentation
- Part converted garage now offering storage and utility area.
- Large kitchen/diner with bi-folding doors
- Three bedrooms
- Driveway
- Walking distance to the Glen and the seafront
- Council Tax: C
- EPC Rating: C

## Accommodation

**Lounge:** 3.05m x 5.64m (10' x 18'6")

**Dining Room:** 7m x 3.05m (23' x 10')

**Kitchen:** 3.66m x 2.74m (12' x 9')

**Bedroom 1:** 2.74m x 3.66m (9' x 12')

**Bedroom 2:** 3.66m x 2.44m (12' x 8')

**Bedroom 3:** 2.74m x 1.55m (9' x 5'1")

**Bathroom:** 3.35m x 1.83m (11' x 6')

**Garage** 3.96m x 3.35m (13' x 11') Range of wall units used for utility area.

## Exterior

Rear Garden: Mainly laid to lawn with decked area.





## Additional Information

Minster on Sea, nestled on the Isle of Sheppey, is a residential area offering a tranquil lifestyle with proximity to essential amenities and natural attractions. Here's a brief area guide to provide insights into what Minster on Sea has to offer:

The area is well-connected by road, with easy access to the A249, connecting residents to nearby towns and the mainland. Commuting to larger urban centres is feasible, making it an ideal location for those who value a quieter lifestyle without sacrificing connectivity.

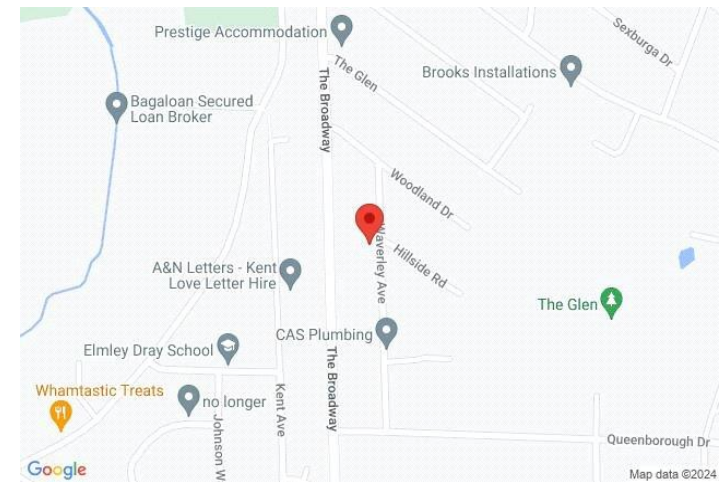
Residents of Minster on Sea enjoy proximity to the Glen, a local park offering green spaces and recreational facilities. The seafront is within walking distance, providing opportunities for leisurely strolls along the coast and enjoying the fresh sea breeze.

In summary, Minster on Sea offers a residential haven with a peaceful atmosphere, essential amenities, and natural attractions. Whether you're seeking a quiet family life or a retreat from the city, Minster on Sea provides a welcoming community and a range of local amenities to meet your needs.

Council Tax - C

EPC Rating - C





## Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

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**Floor Plan**

Total floor area 111.0 sq. m. (1,195 sq. ft.) approx

Whilst every attempt has been made to ensure the accuracy of this floor plan, all measurements are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Specifically no guarantee is given on the total square footage of the property if shown on this plan. Any figure given is for initial guidance only and should not be relied on as a basis of valuation.  
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