



# Maple Street

Sheerness | Swale | ME12 1XJ





# Maple Street

Sheerness, Swale, ME12 1XJ

£240,000

Freehold

Located in Maple Street a quiet road in the area of Sheerness, this tastefully presented two-bedroom house offers a comfortable living space ideal for first-time buyers. Boasting the convenience of two bathrooms, this property ensures practicality for daily living. Ample on-street parking adds to the appeal, providing hassle-free parking for residents and visitors.

The bay frontage not only enhances the property's curb appeal but also floods the interior with natural light, creating a bright and inviting atmosphere throughout.

Step through the front door and into the welcoming interior, where you'll find a well-proportioned living space perfect for relaxing or entertaining. The kitchen offers modern amenities and ample storage, making meal preparation a breeze.

One of the highlights of this property is the enclosed sun trap rear garden, providing a private outdoor space for residents to enjoy. Whether you're unwinding after a long day or hosting gatherings with friends and family, this tranquil oasis is sure to impress.



## Benefitting from:

- Very well presented
- Two bathrooms
- Ample on street parking
- Ideal for first time buyers
- Bay fronted
- Enclosed sun trap rear garden
- Council Tax: A
- EPC Rating: D

## Accommodation

### Ground Floor

**Living Room** 3.53m x 3.28m (11'7" x 10'9")

**Dining Room** 3.53m x 3.45m (11'7" x 11'4")

### Kitchen

### Bathroom

### First Floor

**Bedroom** 3.51m x 3.20m (11'6" x 10'6")

**Bedroom** 3.51m x 3.38m (11'6" x 11'1")

### Bathroom





## Additional Information

Sheerness, located on the Isle of Sheppey in North Kent, England, boasts a rich maritime history dating back to its establishment as a Royal Navy dockyard in the 17th century. Its strategic location on the Swale Estuary facilitated its growth into a significant port and industrial centre. Today, while its maritime industry has waned, Sheerness maintains a diverse economy encompassing manufacturing, retail, and services, anchored by the Port of Sheerness.

Transport links are robust, with the Sheerness-on-Sea railway station connecting to London and neighbouring towns, and the A249 road providing easy access by car. Housing options range from traditional terraced houses to modern developments, supported by ongoing regeneration efforts.

Attractions include coastal beaches, recreational facilities like Sheerness Swimming Pool, and cultural sites such as the Blue Town Heritage Centre. Education is provided through various primary and secondary schools, supplemented by further education opportunities.

The community thrives with events celebrating its heritage and diversity, fostering a vibrant atmosphere year-round. Sheerness, with its blend of coastal charm, industrial heritage, and modern amenities, offers an appealing lifestyle for residents and visitors alike.

Council Tax - A

EPC Rating - D





## 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)

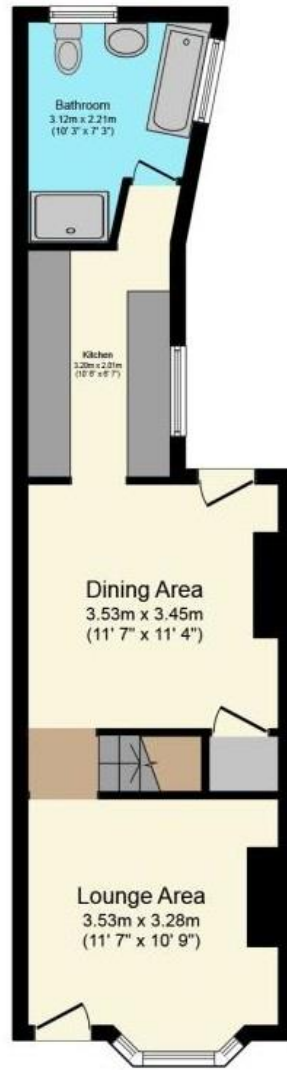
## FOR MORE INFORMATION CONTACT US TODAY.

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**Ground Floor**



**First Floor**

Total floor area 75.2 sq. m. (809 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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