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94 Jefferson Road, Sheerness, Kent. ME12 2PX.

£185,000 Freehold

## Property Summary

No onward chain with this two bedroom end of terraced house found in a popular Sheerness location.

The accommodation is arranged with a through 26ft lounge/dining room leading to a rear lobby and then a 20ft kitchen/breakfast room. Upstairs there are two double bedrooms and a separate bathroom.

Added to this there is a double glazing and gas central heating. There is also a most pleasant courtyard with side access onto the neighbouring alley.

An early viewing comes most recommend to fully appreciate all this property has to offer.

## Features

- Two Bedroom End of Terraced House
- Kitchen/Breakfast Room
- Upstairs Bathroom
- Popular Residential Area
- EPC Rating: D
- Through Lounge/Dining Room
- Two Double Bedrooms
- Double Glazing & Gas Central Heating
- No Onward Chain

## **Ground Floor**

### **Entrance Door To**

#### **Lobby**

Door to

### **Lounge/Dining Room**

26' 0" into bay x 12' 6" max (7.92m x 3.81m) Double glazed bay window to front. Double glazed window to rear. Two radiators. Fireplace with electric fire. Laminate floor.

### **Rear Lobby**

Double glazed door to side. Radiator. Stairs to first floor. Understairs cupboard.

### **Kitchen/Breakfast Room**

20' 10" x 9' 2" into bay narrowing to 7' 0" (6.35m x 2.79m) Double glazed window to rear. Double glazed bay window to side. Double glazed window to side. Double glazed door to side. Range of base and wall units. Stainless steel one and a half bowl sink unit. Electric oven and gas hob with stainless steel extractor over. Integrated slimline dishwasher. Plumbing for washing machine. Breakfast bar. Tiled floor. Radiator.

## **First Floor**

### **Landing**

Double glazed window to side. Access to loft.

### **Bedroom One**

12' 6" x 12' 0" (3.81m x 3.66m) Double glazed bay window to front. Radiator.

### **Bedroom Two**

12' 0" x 9' 9" (3.66m x 2.97m) Double glazed window to rear. Radiator.

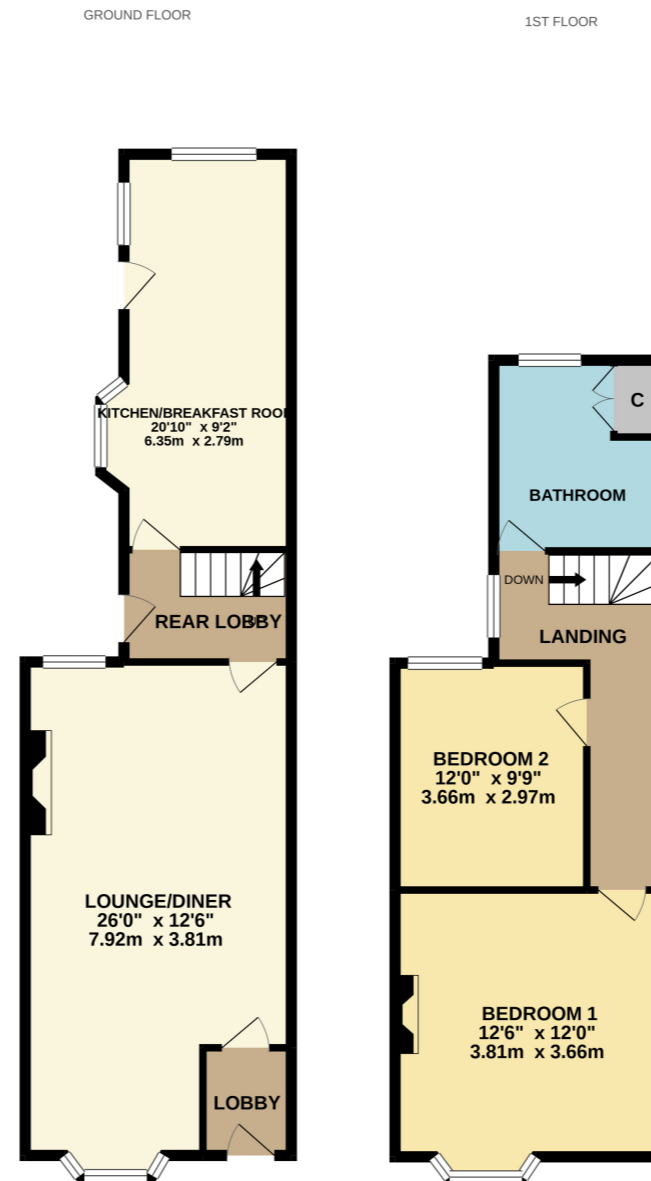
### **Bathroom**

Double glazed frosted window to rear. White suite of low level WC, vanity hand basin and panelled bath with separate shower unit. Cupboard housing wall mounted boiler. Radiator. Part tiled walls.

### **Exterior**

#### **Rear Garden**

Approximately 25ft in length. Courtyard garden with raised beds. Garden shed. Gate to side alley.



Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		80
(55-68)	<b>D</b>	57	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales			EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. Interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only, it is not to scale and its accuracy cannot be confirmed.

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