

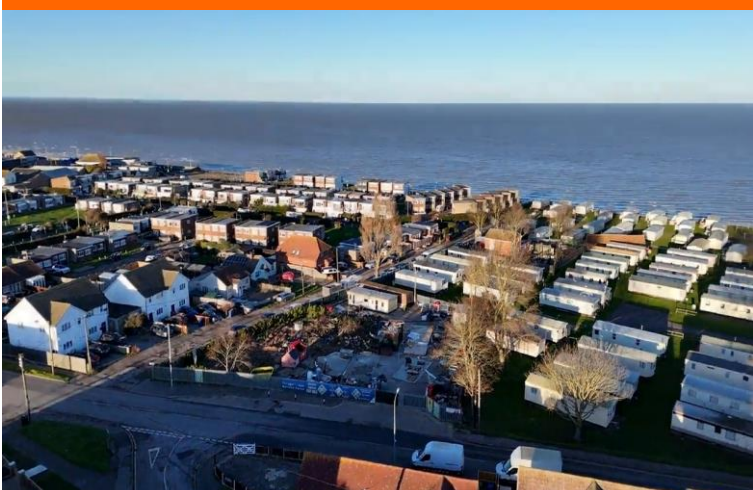
PRICE
£240,000

Freehold



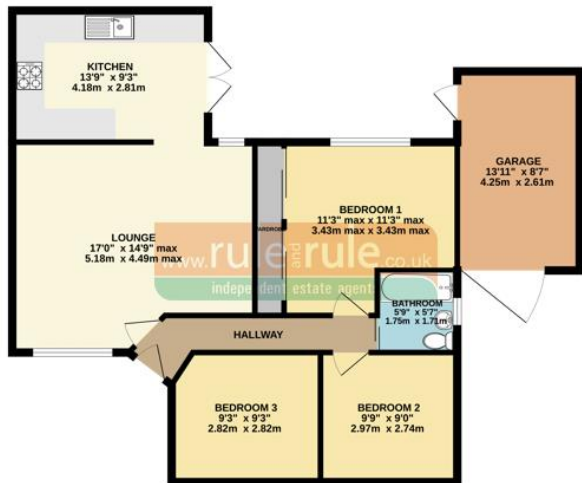
**A SPACIOUS 3 BED SEMI DETACHED
BUNGLOW SITUATED A SHORT WALK
FROM TOWN AND SEAFRONT. BEST OF
ALL, THERE'S NO CHAIN TO HOLD YOU UP!**

**Wing Road, Leysdown
ME12 4QR**





GROUND FLOOR
890 sq.ft. (82.7 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	69 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Spacious 3-Bedroom Semi-Detached Bungalow – Leysdown Nestled in the vibrant seaside town of Leysdown, this spacious three-bedroom semi-detached bungalow offers the perfect blend of convenience and tranquillity. Just moments from beaches and local amenities, yet tucked away from the busiest roads, it provides an ideal coastal retreat. The property benefits from uPVC double glazing, gas-fired central heating, a modern fitted kitchen, and a modern bathroom. To the rear, a private patio-style garden enjoys a southerly aspect, creating a delightful suntrap for relaxing or entertaining. To the front and side, generous parking is available, complemented by a carport for added practicality. With no onward chain, this home is ready for its next owner. Escorted viewings are invited—come and see for yourself the lifestyle this property has to offer.

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.