



Harps Avenue, Minster On Sea, Sheerness

PCM £1,350 PCM

Key Features

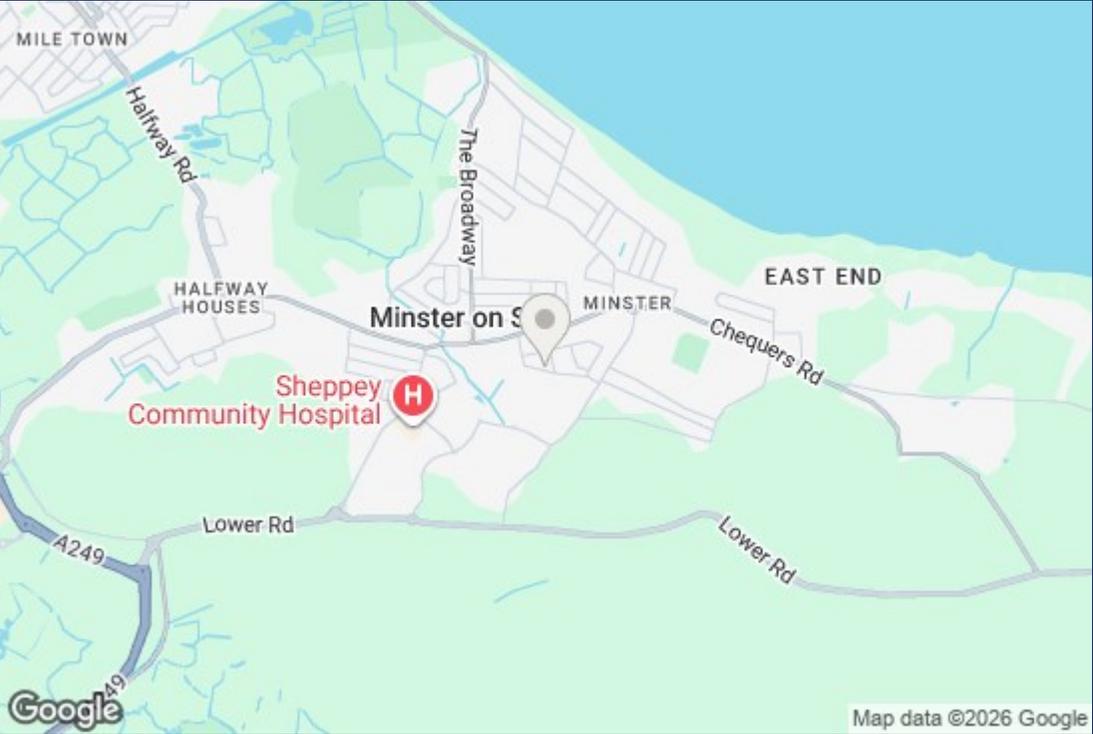
- **THREE BEDROOM SEMI-DETTACHED HOME**
- **Large Rooms Throughout**
- **Off Road Parking**
- **Good Sized Rear Garden**
- **Popular Family Area**
- **Available End of April 2026**
- **EPC Rating C (72)**
- **Holding Fee: £311**
- **Deposit: £1557**
- **Council Tax Band: B**

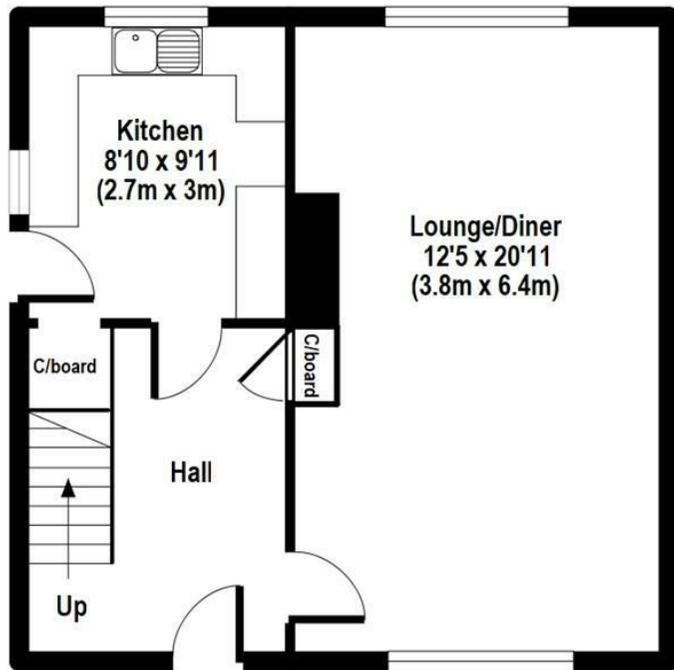


Property Summary

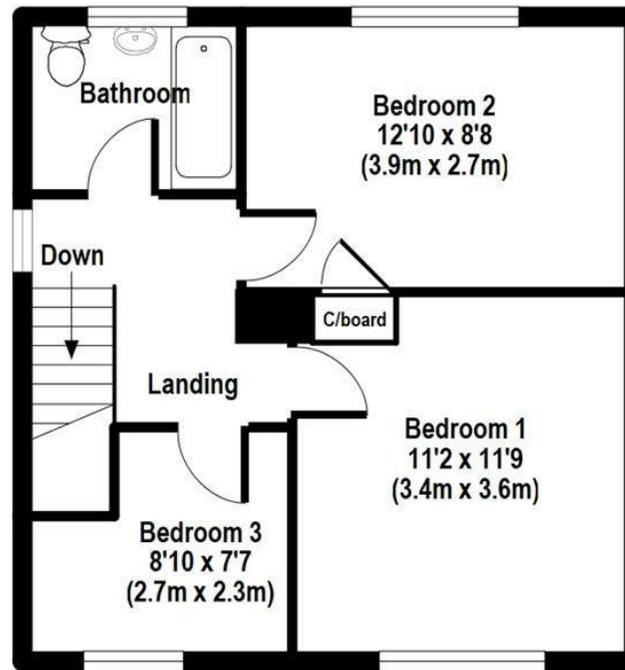
New to the market: a beautifully presented family home in the heart of Minster. This property comprises of an expansive open-plan living and dining area, ideal for busy family life. The kitchen is fully equipped with ample appliance space and easy side access to a large, child-friendly rear garden. With three bedrooms and off-road parking, this is a must-see. High demand is expected; book your viewing today on 01795 293000.







Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 867 sq. ft / 81 sq. m

Harps Avenue

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'The Floor Plan People' and the Estate Agent marketing this property.

(c) THE FLOOR PLAN PEOPLE unauthorised reproduction prohibited.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales EU Directive 2002/91/EC			

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

sittingbourne@lambornhill.com

www.lambornhill.com

