



FOR SALE

London Road, Sittingbourne

£270,000

**3 BEDROOM SEMI-DETACHED HOUSE,
WALKING DISTANCE TO SCHOOLS,
CLOSE TO A249, TENANTS IN SITU, GRO**

- Semi Detached
- 3 Bedrooms
- EPC: D
- Ground Floor WC
- New Boiler
- Walking Distance To Schools
- Close To A249
- Open Plan Kitchen/Diner
- Council Tax: C



£270,000

London Road,
Sittingbourne,
Kent
ME10 1PA

>> Key Features

- Semi Detached
- 3 Bedrooms
- EPC: D
- Ground Floor WC
- Walking Distance To School
- Close To A249
- Open Plan Kitchen/Diner
- Council Tax: C
- New Boiler

3 bedroom semi-detached house in prominent, sought after location, walking distance to local schools!

Upon entering there is a warm and welcoming feel to this home, on the ground floor is an open plan kitchen/dining space with adjacent WC, which is ideal for a busy family household. The living room is a great hub of the home with French doors leading to the rear garden. Upstairs are the 3 bedrooms - these are good sizes with 2 double bedrooms located to the rear and the family bathroom along with single bedroom located at the front. The property has double glazing, gas central heating with a newly installed gas boiler (April 2024) and a neutral décor throughout.

Both the front and rear gardens are lawn and have been well maintained. In the rear south facing garden there is also a patio which is ideal for some outside furniture for dining in the Summer months.

Situated on the well-connected London Road, this spacious property is ideal for those who love to stay local but want the option of easy travel



Family Homes
25a West Street, Sittingbourne
Kent, ME10 1AL
Tel : 01795 473434 Fax :

£270,000

further afield. Being on the A2 it's an easy drive to neighbouring towns as well as having a regular bus service at your doorstep. Within 1.5 miles you have access to the mainline Sittingbourne train station, a post office, gyms and the bustling High Street with a large variety of clothing stores, food outlets and a retail park. To complete the perfect family set up, several good and outstanding schools including St Peters Catholic Primary School, Minterne Primary School and Westlands Secondary School are close by.

TENANTS IN SITU, LIBRARY PHOTOGRAPHS USED



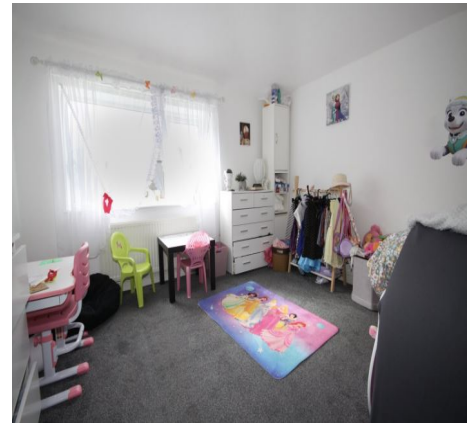
Kitchen

Living/Dining Room

Bedroom 1

Bedroom 2

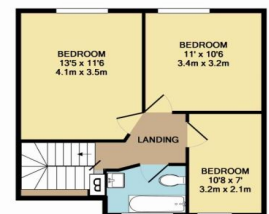




- Bedroom 3
- Bathroom
- Separate WC
- Garden



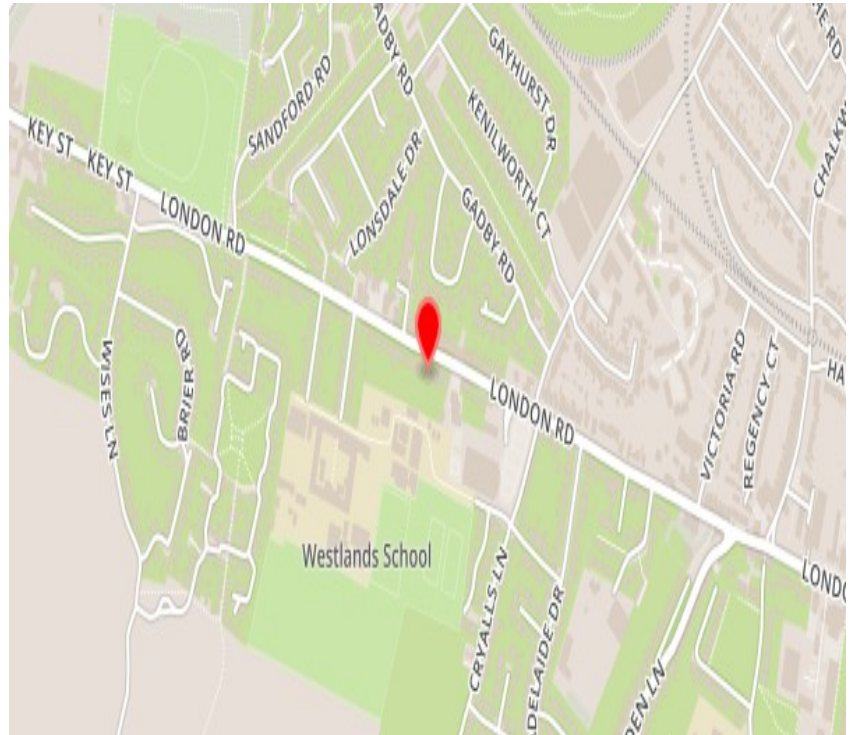
GROUND FLOOR
 APPROX. FLOOR
 AREA 487 SQ.FT.
 (43.4 SQ.M.)



1ST FLOOR
 APPROX. FLOOR
 AREA 481 SQ.FT.
 (42.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 929 SQ.FT. (86.3 SQ.M.)
 Whilst every effort has been made to ensure the accuracy of the floor plan (compiled from measurements of doors, windows, doors etc) any other items are approximate and no responsibility is taken for any errors. Dimensions of measurements. The plan is for illustrative purposes only and should be used as a guide only. prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
 Made with Metropix 02015

Directions



Certificate Number : 8297-4276-9129-3706-4963

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	63	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8297-4276-9129-3706-4963>

THE PROPERTY MISDESCRIPTIONS ACT 1991: Any areas, measurements or distances are approximate. Land measurements are provided by the vendor and buyers are advised to obtain verification from their solicitor. The text, photographs and plans are for guidance only and are not necessarily comprehensive. Items shown in the property photographs are not included unless specifically mentioned within the sales particulars although they may be available by separate negotiation. Family Homes cannot verify that the fixtures and fittings, equipment or services are in working order or fit for the purpose and buyers are advised to obtain verification from their solicitor. The tenure of a property is based upon information supplied by the seller and buyers are advised to obtain verification from their solicitor.