



00 Wigeon Road, Iwade, ME9 8WQ

Offers in excess of £450,000

**** OFFERED FOR A QUICK SALE ****

A superb chance to purchase this attractive and spacious detached home which is located in a popular position on Wigeon Road and is set upon a generous private plot. The property enjoys open aspect views and is located in Iwade, Sittingbourne and enjoys their local amenities, road links and railway station near by.

The accommodation on offer briefly consists: Welcoming entrance hall, lounge with bay fronted window and double doors into the conservatory. The L Shaped modern kitchen is fitted with plenty of wall units and preparation surfaces along with sky lights. The study with bay fronted window and downstairs WC complete the ground floor space.

Stairs then lead to the first floor with the principal bedroom and en-suite shower room, bedroom three and house bathroom. Stairs to the 2nd floor complete the living space with two further bedrooms and shower room.

Outside is a generous lawned garden and extensive patio. The double garage and drive provide ample off road parking.



Disclaimer

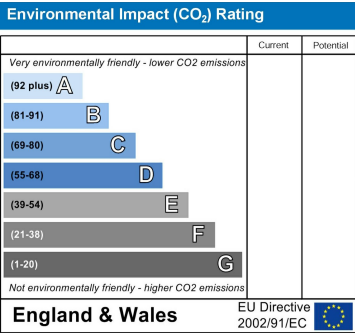
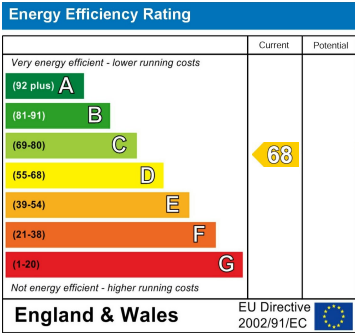
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Service charge

The property is a freehold property however there is an annual charge attached to the property to help maintain the surrounding grounds.

The vendor has advised this currently £74.04 per annum

All information to be clarified through the conveyancing process



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