



0 Sterling Road, Sittingbourne, ME10 1SN

Offers in excess of £450,000

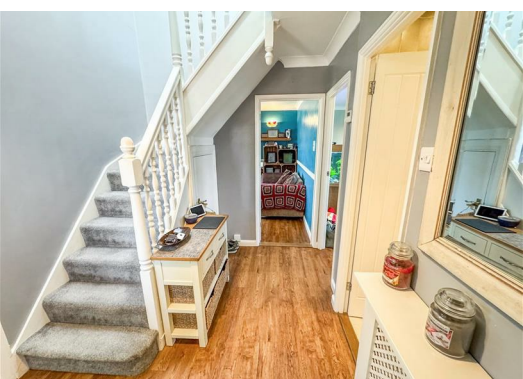
Nestled in the charming Sterling Road in Sittingbourne, this delightful semi-detached house offers a lounge, kitchen, lounge/diner, ground floor bathroom, study, utility and ground floor bedroom. To the first floor are three bedrooms and a shower room.

Sterling Road is situated in a quiet, sought after part of Sittingbourne which is convenient for shopping within walking distance and Sittingbourne town centre close by. Bus stops are closeby and provide regular services into the centre of Sittingbourne, Canterbury, Maidstone and Sheppey. Commuters to Central London will benefit from the Kingsferry Coach service. Sittingbourne train station is under a mile away and offers High Speed rail links to London, boasting a journey time within the hour.

The property is well placed for local Primary and Secondary schools including the sought after Minterne Junior School, The Oaks Infant School and Fulston Manor Secondary School. Under a 10 minute walk from the property is King George V Park, a secluded, well maintained and popular open area for family picnics and sports activities.

This property is on the outskirts of Sittingbourne, giving direct and fast access to the A249 (leading to the M2 & M20) and A2 making travelling further afield straight forward.

Call us today to book a viewing.



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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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		

