



Connells

Epps Road
Sittingbourne



Property Description

Connells are delighted to bring to market this 2-bedroom traditional terrace home, situated on a relaxed residential road in Sittingbourne and offered to the market with no onward chain complications.

Town centre shopping facilities and a mainline train station are all within a short walk, making the property well-connected and the area much sought-after.

Permit parking is offered on-street, with entry at the front door leading into a separate entrance hallway. This separates off the front reception room into a cosy and homely lounge space. Leading through to a separate dining room, this hosts the stairs to the 1st floor and leads again through to a modern kitchen and functional family bathroom at the rear.

A rear vestibule separates the kitchen and bathroom, with doorway out to the rear garden. The rear plot is lengthy and natural, with lawned area and mature trees at the boundary.

The 1st floor accommodation consists of 2 large double bedrooms, with the master overlooking the front and both offering built in storage. Early viewing advised.

Lounge

11' 10" x 9' 3" (3.61m x 2.82m)

Dining Room

12' 9" x 12' 1" (3.89m x 3.68m)

Kitchen

7' 7" x 5' 8" (2.31m x 1.73m)

Bedroom 1

11' 9" x 10' (3.58m x 3.05m)

Bedroom 2

12' x 10' 2" (3.66m x 3.10m)









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

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68 High Street
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EPC Rating: C

Tenure: Freehold

view this property online connells.co.uk/Property/SIT103476



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. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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