

Connells

Stanley Avenue Queenborough

# Stanley Avenue Queenborough ME11 5DT



#### **Property Description**

Viewings strongly advised on this three bedroom family home and is ready to move into. Perfect for any first time buyers or investors.

Downstairs opens into a bright and flexible open-plan lounge/diner, which flows nicely into the well maintained kitchen. At the back of the property you will find the modern bathroom with doors out to a good size mainly laid to lawn garden with a large shed with power.

Upstairs offers three well well proportioned bedrooms, ideal for any growing family.

Located within easy walking distance of Queenborough's historic High Street, harbour, and excellent transport links, The community provides a variety of local amenities, including shops, cafes, pubs, and restaurants, as well as recreational spaces and community facilities. The home is also in close proximity to Queenborough Primary School, and railway station.





## Lounge

12' x 11' ( 3.66m x 3.35m )

# **Dining Room**

14' 4" x 13' 9" ( 4.37m x 4.19m )

#### Kitchen

15' 3" x 6' 9" ( 4.65m x 2.06m )

#### **Bedrom One**

14' x 12' Max ( 4.27m x 3.66m Max )

#### **Bedroom Two**

12' 4" x 7' 8" ( 3.76m x 2.34m )

## **Bedroom Three**

11' x 7' 1" ( 3.35m x 2.16m )

#### Bathroom

7' 8" x 10' (2.34m x 3.05m)



















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

T 01795 477859 E sittingbourne@connells.co.uk

68 High Street SITTINGBOURNE ME10 4PB

EPC Rating: D Council Tax Band: A

view this property online connells.co.uk/Property/SIT103965



Tenure: Freehold



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.

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