



2 Belnor Avenue, Sittingbourne, ME9 8QB

Price Guide £340,000

This semi-detached house presents an excellent opportunity for those seeking a family home with potential. The property boasts two spacious reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. With three bedrooms, there is ample space for a growing family or for those who desire extra room for guests or a home office.

Set against a backdrop of picturesque farmland, residents can enjoy delightful views that enhance the tranquil atmosphere of the home. The good-sized gardens provide a wonderful outdoor space for children to play, gardening enthusiasts, or simply relaxing in the fresh air.

Parking is a breeze with space on the private road to the front of the property, as well as one space in front of the garage/store, ensuring convenience for busy households. The property is easily accessible via the A249, making commuting and travel straightforward. While the house retains a classic 1960's era style, the property would benefit from some refurbishment, allowing new owners to personalise the space to their taste and requirements.

This property is a fantastic canvas for those looking to create their ideal home in a peaceful setting, with the added advantage of being close to local amenities and transport links. Don't miss the chance to make this house your own and enjoy the serene lifestyle that the area has to offer.

ACCOMMODATION

GROUND FLOOR

Entrance Porch

1/2 glazed wooden entrance door, brick & timber walls, vinyl flooring, 2 x wooden framed windows, timber entrance door to:

Entrance Hall

Tiled flooring, radiator, crittall window, wooden stairs to first floor, doors to:

Dining Room 12'1" x 10'0" (3.69 x 3.07)

Fitted carpet, fireplace with brick surround & hearth, double glazed window, radiator.

Living Room 10'11" x 16'6" (3.33 x 5.04)



Wooden floor, fireplace with brick surround and hearth, dual aspect double glazed windows, 2 x radiators.

Kitchen 7'8" x 16'6" (2.35 x 5.04)



Wood effect vinyl flooring, range of solid oak base units with wooden worksurface above, belfast sink and brass mixer tap, recess under worksurface with plumbing for washing machine. Freestanding electric range cooker with tiled splashback. Tiled fireplace surround and hearth, 2 x wooden framed windows & 1 x double glazed window, radiator.

Rear Lobby 9'2" x 2'9" (2.81 x 0.86)

Quarry tiled floor, double glazed window, small cupboard with slatted shelving to side, wooden door to garden, doors to:

Boot Room 9'2" x 11'10" (2.81 x 3.62)

Quarry tiled floor, double glazed window, radiator, double glazed door to garden.

Cloak Room

Quarry tiled floor, WC, wooden framed window.

FIRST FLOOR

Landing

Wooden floor, double glazed window, airing cupboard with hot water cylinder, loft hatch.

Bedroom One 9'11" x 13'3" (3.03 x 4.06)



Wooden floor, fireplace with tiled surround and hearth, fitted wardrobe, double glazed window, radiator.

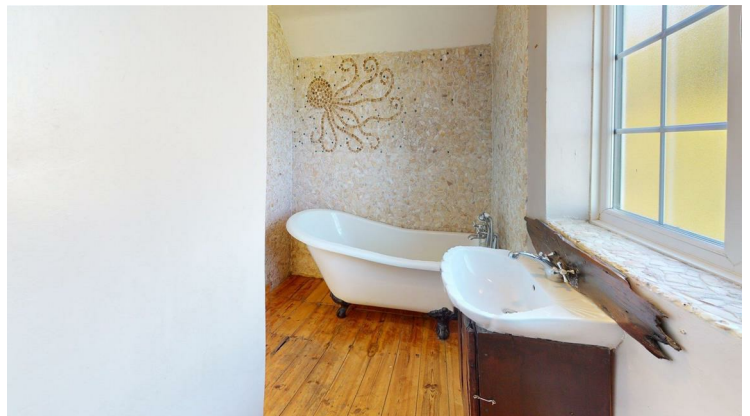
Bedroom Two 7'5" x 10'3" (2.28 x 3.13)

Wooden floor, double glazed window, radiator

Bedroom Three 12'2" x 10'3" (3.72 x 3.13)

Wooden floor, double glazed dormer window, radiator, fitted cupboard.

Bathroom



Wooden floor, white bathroom suite comprising of roll top bath with mosaic tiled walls, wash hand basin and WC. Heated towel rail, double glazed window.

OUTSIDE



The property is located on a quiet no through private road, and benefits from views to the front and rear over the surrounding farmland. There is parking to the front on the road together with off street parking to the side for one vehicle and metal garage providing additional parking and storage space.

The property sits on a good sized plot, measuring approximately 745 m² (0.18 acres), the majority of the garden is laid to lawn with matures trees and shrubs to the borders and a small paved patio area.

The oil fired boiler is located externally to the rear of the property providing central heating and domestic hot water, and associated oil storage tank. The property is also served by a water treatment plant shared with the neighbouring property.

GENERAL INFORMATION

Guide Price of £340,000

Viewings Strictly by prior appointment with the agent

Verified Material Information

Council tax band: C

Tenure: Freehold

Property type: Semi Detached House

Property construction: Standard form

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Sewerage treatment plant shared with neighbouring property

Heating: Central heating - oil fired

Heating features: None

Broadband: ADSL copper wire

Mobile coverage: O2 - Good, Vodafone - OK, Three - Good, EE - Good

Parking: Driveway & Garage

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Coastal erosion risk: No

Planning permission issues: No (Note: Outline application for mixed use development reference: 22/503654/EIOUT)

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: Yes

Energy Performance rating: E

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

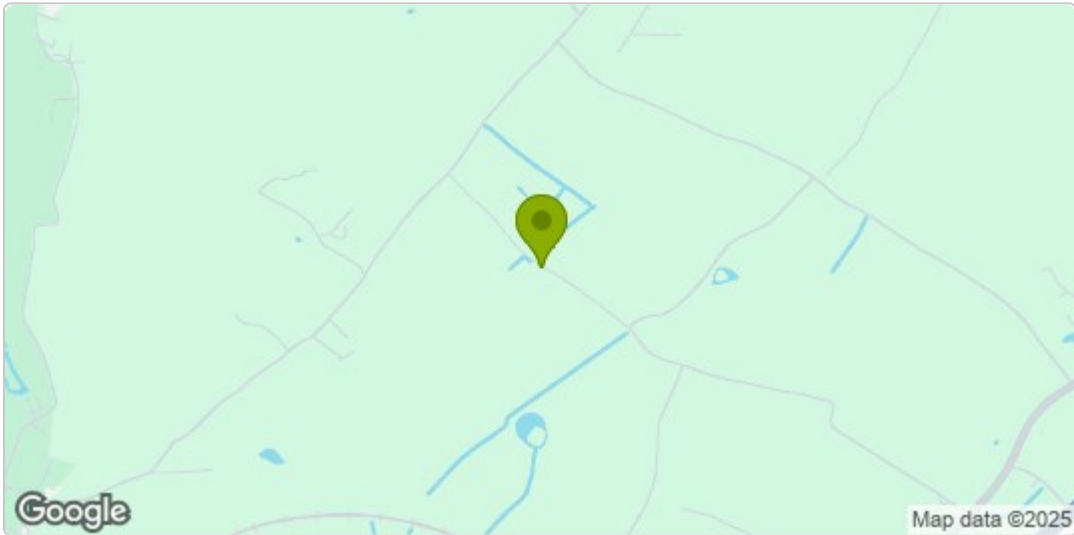
Floor Plan



GROSS INTERNAL AREA
FLOOR 1 64.3 m² (692 sq.ft.) FLOOR 2 43.9 m² (473 sq.ft.)
TOTAL : 108.3 m² (1,165 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

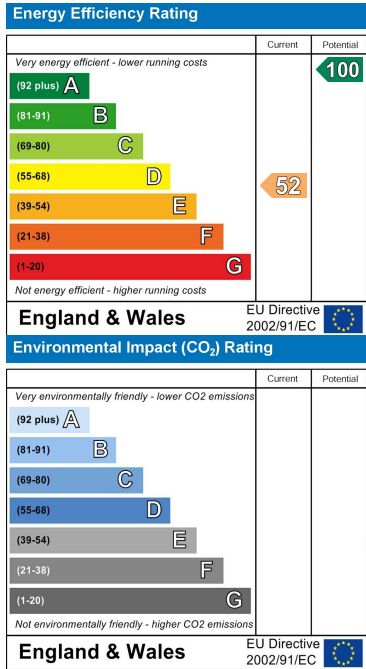


Area Map



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Energy Efficiency Graph



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