



1 Belnor Avenue, Sittingbourne, ME9 8QB

Price Guide £360,000

This semi-detached house offers a delightful opportunity for those seeking a peaceful retreat with picturesque rural views. The property features an open plan living space, perfect for both entertaining guests and enjoying quiet family evenings. With three well-proportioned bedrooms, there is ample room for a growing family.

One of the standout features of this property is its location on a quiet private road, ensuring a serene living environment. The front and rear views over the surrounding farmland add to the charm, offering a sense of openness and connection to nature.

For those who require easy access to major transport links, the property is conveniently situated near the A249, making commuting a breeze. Additionally, there is ample parking available for up to two vehicles.

While the house has been well-loved since its construction in the 1960s, it presents an exciting opportunity for modernisation, allowing new owners to put their personal stamp on the space and create their dream home.

ACCOMMODATION

GROUND FLOOR

Entrance Hall

1/2 glazed wooden front door, vinyl flooring, radiator, wooden staircase to first floor with crittall window, door to:

Living / Dining Room 23'10" x 16'5" (max) (7.27 x 5.02 (max))

Fitted carpet, dual aspect double glazed windows, 3 x radiators, fireplace with painted brick surround and tiled hearth. Door to:

Kitchen 7'6" x 16'5" (2.30 x 5.02)

Tiled floor, range of fitted white wall and base units with wood effect worksurfaces and tiled splashback. Stainless steel sink and single drainer. Space for freestanding electric cooker. Space for fridge, freezer, washing machine and dishwasher. Integrated microwave. Solid fuel stove in chimney recess with tiled surround. 2 x double glazed windows, radiator. Door to:

Rear Hallway

Wood effect laminate flooring, radiator, crittall window. Doors to:

Utility Room 8'10" x 12'0" (max) (2.71 x 3.68 (max))

Fitted carpet, painted blockwork walls, range of fitted base units with white cupboard doors and wood effect worktop above, wall mounted oil fired boiler, wooden framed window, radiator, loft hatch.

Cloak Room

Vinyl flooring, painted blockwork walls, white WC, wall mounted wash hand basin, crittall window, radiator.

Side Entrance Porch

Tiled floor, crittall window, radiator, 1/2 glazed doors.

FIRST FLOOR

Stairs & Landing

Painted wooden floorboards, double glazed window, airing cupboard with hotwater cylinder, radiator, loft hatch.

Bedroom One 9'10" x 13'2" (3.00 x 4.03)



Fitted carpet, double glazed window, radiator.

Bedroom Two 7'6" x 10'2" (2.30 x 3.11)

Painted wooden floorboards, double glazed window, radiator.

Bedroom Three 12'8" x 10'2" (3.87 x 3.11)



Fitted carpet, double glazed dormer window, radiator, fitted cupboard.

Bathroom

Vinyl flooring, white bathroom suite comprising of bath with fully tiled walls surround, glass shower screen & electric shower above, pedestal wash hand basin with tiled splashback, WC. Double glazed window, radiator.

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 of the garden for one / two vehicles.

The property sits on a good sized plot, measuring approximately 685 m2 (0.17 acres), the majority of the garden is a laid to lawn with small pond to front garden and paved patio.

The storage tank for the oil fired boiler is located to the rear of the property. The property is served by a water treatment plant shared with the neighbouring property, this is located within the garden close to the road.

GENERAL INFORMATION

Guide Price of £360,000.00

Viewings strictly by 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

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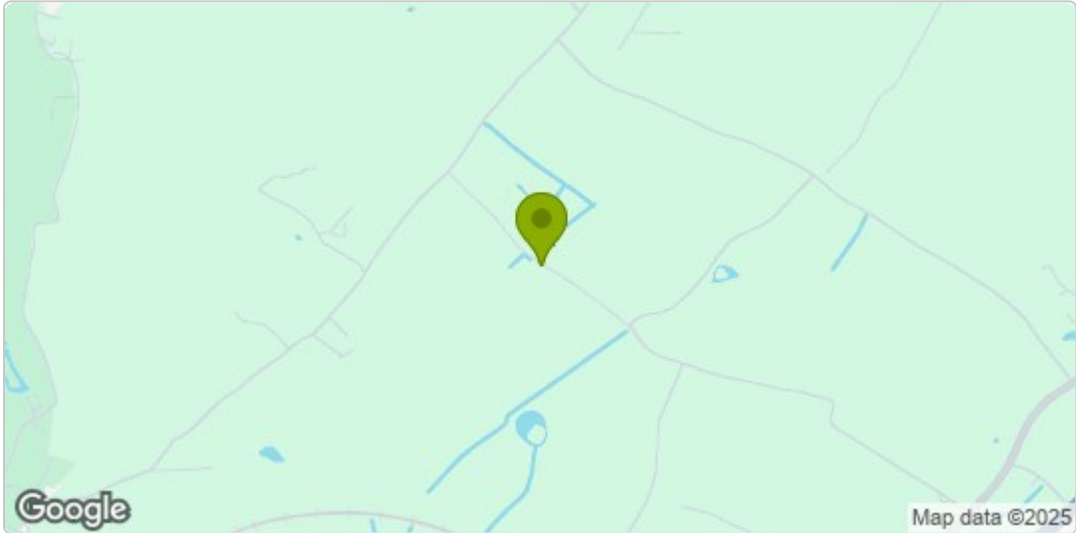
The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 690 sq ft, 64.14 m², FLOOR 2: 472 sq ft, 43.89 m²
TOTAL: 1162 sq ft, 108.03 m²
SIZES AND DIMENSIONS ARE APPROXIMATE. ACTUAL MAY VARY.

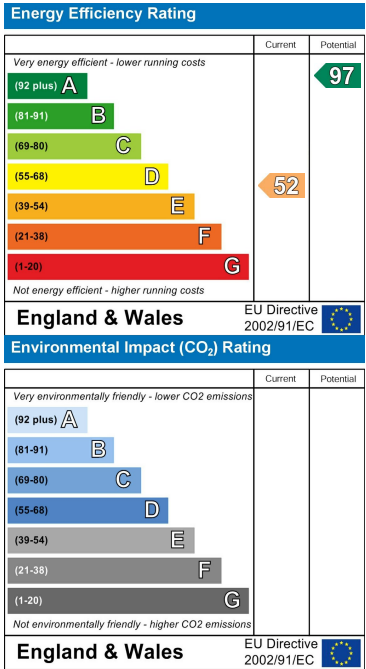
Area Map



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