



14 Redwing Avenue

Sittingbourne, ME9 8FT

Greenleaf Property Services are please to offer to the market this well presented family home situated in the sought-after village of Iwade, Sittingbourne.

Set over three floors, this delightful property offers good size accommodation throughout and must be viewed to fully appreciate all that's on offer. The layout briefly comprises of: Entrance hall, cloakroom W/C, kitchen with integrated appliances, and lounge/dining room. To the second floor there are two double bedrooms and family bathroom, whilst on the third floor there is the third double bedroom with dressing area and en-suite shower room W/C. The property further benefits from an enclosed rear garden and allocated parking for two cars.

The village of Iwade is a popular residential location and has many benefits including a highly regarded primary school for the growing family, a nearby doctors surgery, local convenience shops, hairdressers and public house. Iwade also provides good connections for commuters with local coach stops and direct access to the M2/A2 via the A249, giving access to London and Kent coasts.

EPC Grade Awaited .
Council Band D.

Offers In The Region Of £325,000

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Sittingbourne, ME9 8FT



- SOUGHT AFTER VILLAGE LOCATION
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM TO MASTER BEDROOM
- FIRST FLOOR BATHROOM W/C
- FITTED KITCHEN WITH APPLIANCES
- ALLOCATED PARKING FOR TWO CARS
- DOWNSTAIRS CLOAKROOM W/C
- IDEAL FIRST PURCHASE/FAMILY HOME
- COUNCIL TAX BAND D
- EPC AWAITED

Entrance Hall

13'6" x 3'7" (4.13 x 1.11)

Cloakroom W/C

Kitchen

10'10" x 6'3" (3.31 x 1.92)

Lounge/Dining Room

17'1" x 13'4" (5.23 x 4.07)

First Floor Landing

Bedroom

13'4" x 11'1" (4.08 x 3.38)

Bedroom

13'4" x 10'0" (4.08 x 3.06)

Bathroom W/C

6'4" x 6'3" (1.94 x 1.92)

Second Floor

Bedroom

13'4" x 12'9" (4.07 x 3.89)

Dressing Room

10'4" x 4'5" (3.15 x 1.35)

Ensuite Shower Room W/C

6'7" x 6'6" (2.03 x 1.99)

Rear Garden

Off Road Parking

For two Cars.

Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.

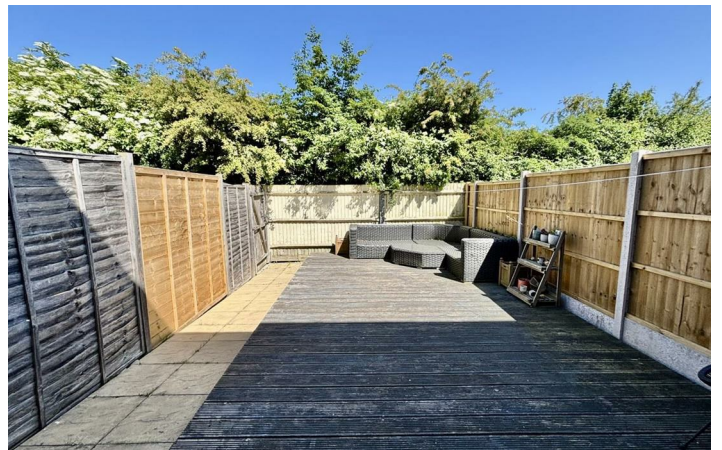
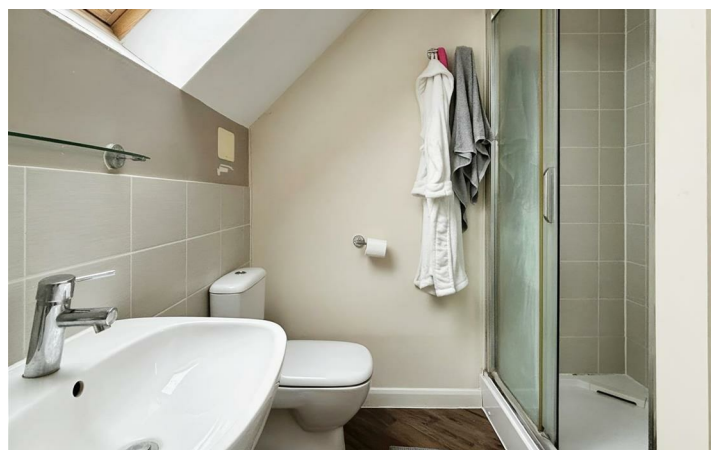
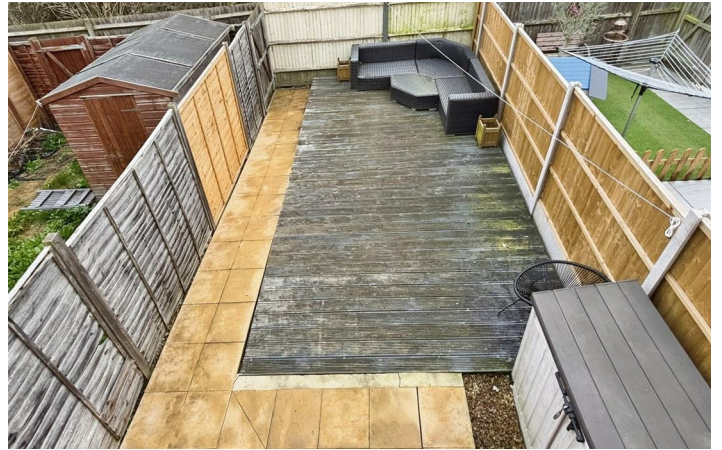
Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.



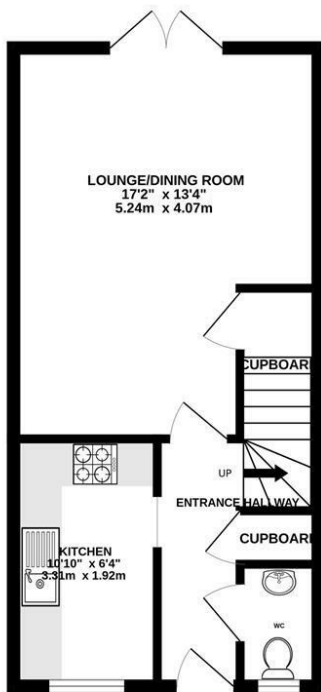
Directions

Tel: 01634730672

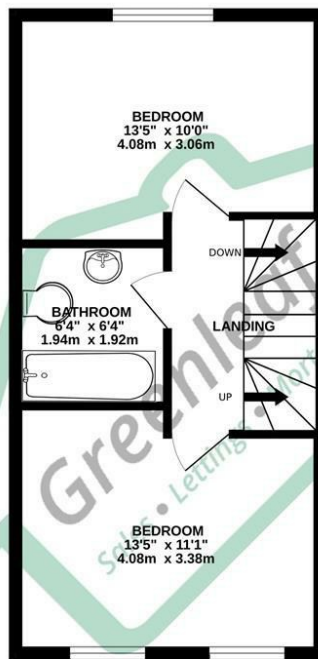




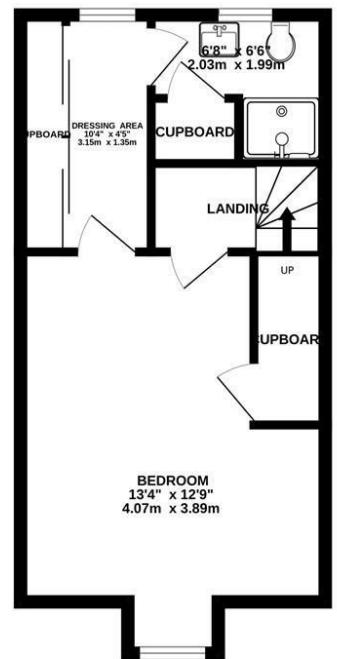
GROUND FLOOR
374 sq.ft. (34.7 sq.m.) approx.



1ST FLOOR
374 sq.ft. (34.7 sq.m.) approx.



2ND FLOOR
353 sq.ft. (32.8 sq.m.) approx.



TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.