



**Price**  
**£235,000**

**Freehold**

3x  1x  1x 

**Sunnybank, Murston,  
Sittingbourne, Kent,  
ME10**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Garage and off road parking to rear
- Beautiful rear garden with room to entertain
- Spacious throughout with a large kitchen/diner leading out to the garden
- Perfect for first time buyers and investors alike
- No onward chain

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Lounge: 16'1 x 12'1 (4.91m x 3.69m)  
 Kitchen/Diner: 16'0 x 12'3 (4.88m x 3.74m)

### FIRST FLOOR

Landing  
 Bedroom 1: 11'9 x 9'1 (3.58m x 2.77m)  
 Bedroom 2: 8'9 x 8'5 (2.67m x 2.57m)  
 Bedroom 3: 9'4 x 6'7 (2.85m x 2.01m)  
 Bathroom

### OUTBUILDING

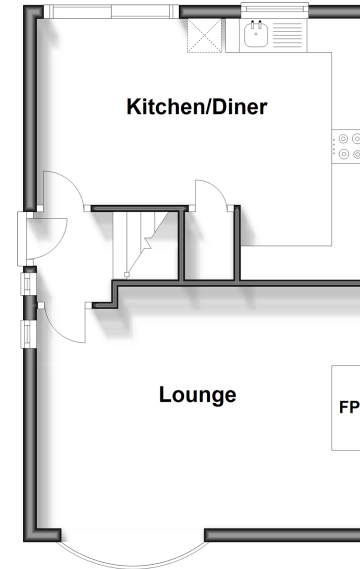
Garage

### OUTSIDE

Off Road Parking  
 Rear Garden

### Ground Floor

Approx. 36.9 sq. metres (396.8 sq. feet)



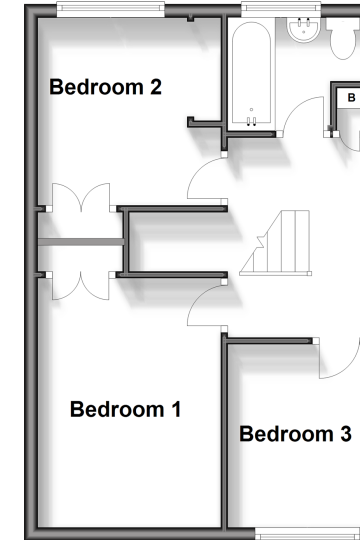
Kitchen/Diner

Lounge

FP

### First Floor

Approx. 36.6 sq. metres (393.6 sq. feet)



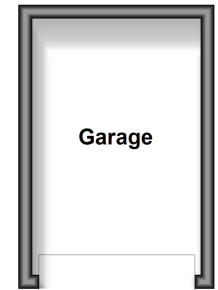
Bedroom 2

Bedroom 1

Bedroom 3

### Outbuilding

Approx. 9.5 sq. metres (102.2 sq. feet)



Garage

**Call Sittingbourne - 01795 427272 ■ wardsof Kent.co.uk**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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