



OVER 60?

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

Guide Price
£260,000

Freehold

2x  1x  1x 

**Simpson Road,
Sittingbourne, Kent,
ME10**

Wards
Helping you move forwards



Main features

- Beautifully presented neutral decor throughout
- Garage and parking to the rear
- Perfect for first time buyers and investors alike
- Set in a quiet cul-de-sac close to local schools and amenities
- Open plan layout with room to entertain family and friends

Accommodation

GROUND FLOOR

Entrance Hall

Lounge/Dining Area: 20'8 x 12'0 (6.30m x 3.66m)

Kitchen: 11'1 x 6'4 (3.38m x 1.93m)

FIRST FLOOR

Landing

Bedroom 1: 15'4 x 11'3 (4.68m x 3.43m)

Bedroom 2: 10'5 x 8'5 (3.18m x 2.57m)

Bathroom

OUTBUILDING

Double Garage

OUTSIDE

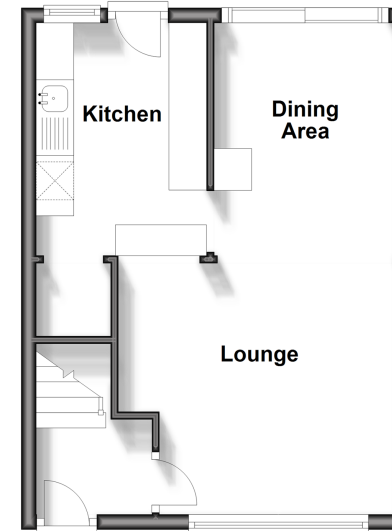
Front Garden

Rear Garden

Off Road Parking

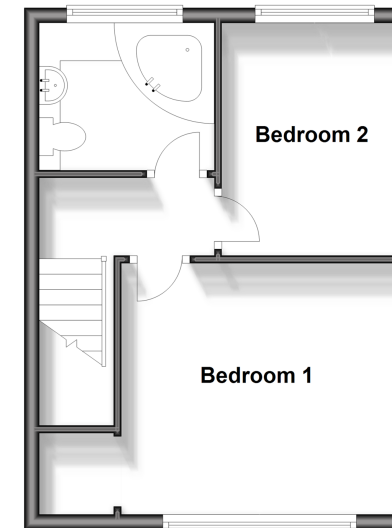
Ground Floor

Approx. 31.1 sq. metres (334.7 sq. feet)



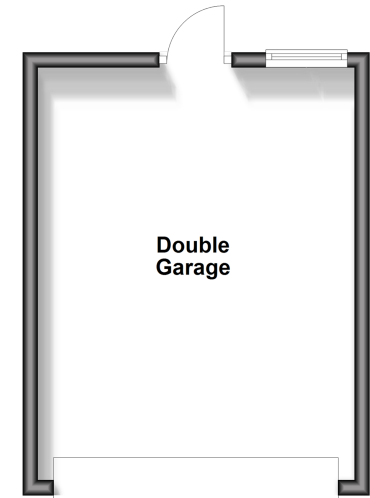
First Floor

Approx. 31.1 sq. metres (334.7 sq. feet)



Outbuilding

Approx. 23.0 sq. metres (247.6 sq. feet)



Call Sittingbourne - 01795 427272 ■ wardsofkent.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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