



**OVER 60?**  
Secure this property  
for up to **59% less!**

**Guide Price**  
**£170,000**

**Freehold**

2x 1x 1x

**Shortlands Road,  
Sittingbourne, Kent,  
ME10**

*Wards*  
Helping you move forwards



## Main features

- **No onward chain**
- **Close to mainline station**
- **In need of some renovation**
- **Easy to add your own stamp to this property with easy access**
- **Perfect investment opportunity for buy to let or first time buyers**

## Accommodation

### GROUND FLOOR

Porch

Lounge: 13'3 x 9'9 (4.04m x 2.97m)

Kitchen/Diner: 13'2 x 9'6 (4.02m x 2.90m)

Bathroom

### FIRST FLOOR

Landing

Bedroom 1: 13'5 x 9'8 (4.09m x 2.95m)

Bedroom 2: 12'2 x 9'9 (3.71m x 2.97m)

### OUTSIDE

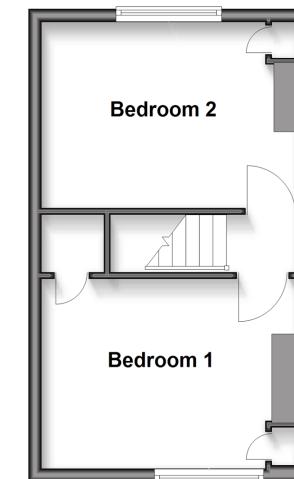
Small Front Courtyard

Rear Garden

**Ground Floor**  
Approx. 34.9 sq. metres (375.2 sq. feet)



**First Floor**  
Approx. 27.9 sq. metres (300.4 sq. feet)



**Call Sittingbourne - 01795 427272 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale