



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

**Guide Price**  
**£350,000**

**Freehold**

4x 1x 1x

**Fallowfield,**  
**Sittingbourne, Kent,**  
**ME10**

*Wards*  
Helping you move forwards



## Main features

- Link-detached house in a cul-de-sac position
- Garage and off-road parking
- Opportunity to update and make your own
- Close to town centre, schools and amenities
- Excellent transport links including nearby train station



## Accommodation

### GROUND FLOOR

#### Entrance Hall

Lounge: 22'4 x 11'3 (6.81m x 3.43m)

Dining Room: 11'4 x 9'2 (3.46m x 2.80m)

Kitchen: 11'6 x 11'3 (3.51m x 3.43m)

#### Cloakroom

### FIRST FLOOR

#### Landing

Bedroom 1: 11'5 x 11'4 (3.48m x 3.46m)

Bedroom 2: 11'9 x 8'3 (3.58m x 2.52m)

Bedroom 3: 11'8 x 10'8 (3.56m x 3.25m)

Bedroom 4: 10'8 x 6'11 (3.25m x 2.11m)

#### Bathroom

### OUTSIDE

#### Front Garden

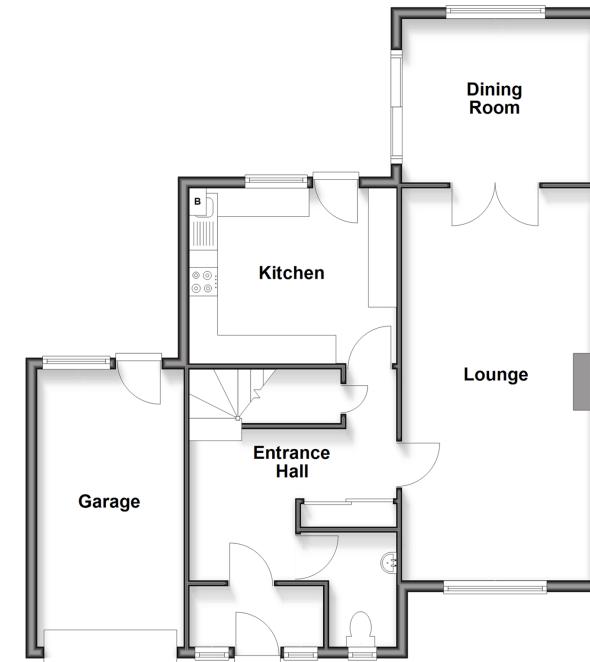
#### Off-Road Parking

#### Garage

#### Rear Garden



**Ground Floor**  
Approx. 76.3 sq. metres (821.1 sq. feet)



**First Floor**  
Approx. 48.9 sq. metres (526.8 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
- 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 50% less, by purchasing a Lifetime Lease