

*Family  
Homes*

Offers in the region of £270,000  
Sittingbourne, ME10



 3  
Bedrooms

 2  
Bathrooms

 2  
Receptions





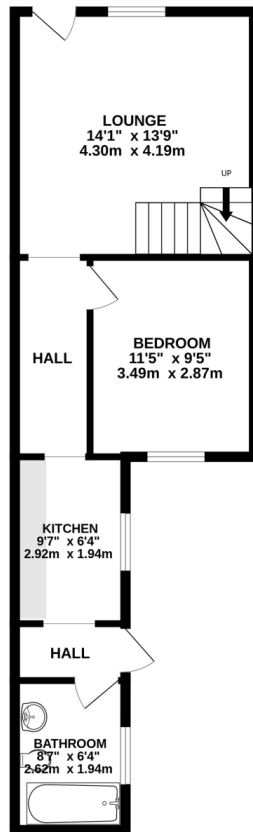
We are delighted to offer to the market with no forward chain this deceptively spacious three bedroom semi detached house in the heart of Sittingbourne.

On the ground floor the property comprises Lounge, dining room currently used as bedroom 4, kitchen and bathroom. On the first floor there is a master bedroom with en-suite to front, another double bedroom and very generous single bedroom to rear. Outside there is a sizable garden mainly laid to lawn with side access to front.

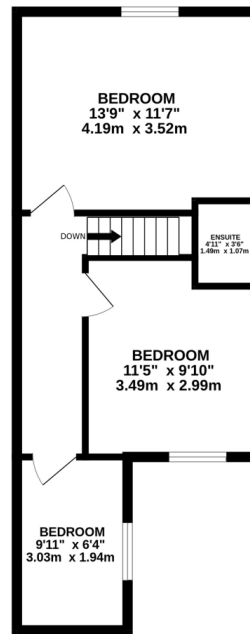
The property is ideal for H.M.O investors as currently let as room rents or it would make an ideal family home due to the size. The location is a huge selling point as it is a few minutes walk from Sittingbourne train station getting commuters to London in approximately 1 hour and has quick access to the M2/M20 motorway network. For families there are ample sought after schools catering for all ages close by and with shops, supermarkets and restaurants close by this is a must view



GROUND FLOOR  
487 sq.ft. (45.3 sq.m.) approx.




1ST FLOOR  
414 sq.ft. (38.5 sq.m.) approx.



TOTAL FLOOR AREA: 902 sq.ft. (83.8 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+) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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