

*Family
Homes*

Offers in excess of £210,000
Unity Street, Sittingbourne, ME10 1HX



 3
Bedrooms

 1
Bathroom

 1
Receptions



- Town Centre Location
- Close To Schools
- Amenities Close By
- Basement
- Rear Garden
- Council Tax: B
- EPC: D
- Walking Distance To Mainline Station

CLOSE TO LOCAL AMENITIES, TOWN CENTRE LOCATION, WEST FACING GARDEN, BASEMENT, WALKING DISTANCE TO SCHOOLS!

Accommodation:

A recently renovated property offering a warm and welcoming living room to the front, a spacious kitchen with room for dining to the middle and white tiled bathroom to the rear with shower over bath. Moving upstairs and you will find the 3 bedrooms, the master is located to the front while the second is another good sized double with access through to the third. The property benefits from a basement that is a good storage space.

Outside Space:

The property has a west facing rear garden that is laid to lawn, the property has a right of way to the right hand side but no neighbouring properties have right of way through your garden. Parking is on a permit basis and can be obtained from Swale Borough Council.

Local Information:

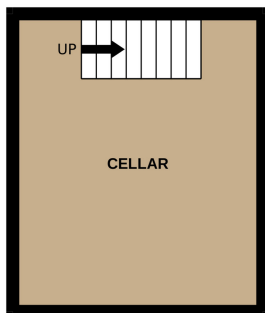
Unity Street is in a prime location for families, with the High Street on your doorstep as well as walking distance into both Westlands Primary School and Borden Grammar School, your family will be suited no matter their ages. Access into the town centre is fantastic and can be reached within a 5 minute walk, the mainline train station can have you step foot into London within 1 hour or Dover within 40 minutes. Sittingbourne is currently thriving with a large regeneration project bringing national chains, a cinema and bowling alley into the town centre amongst the existing restaurants, bars and entertainment already in the town.

Be quick to enquire for this property, viewings can be arranged by calling Family Homes on 01795 473434

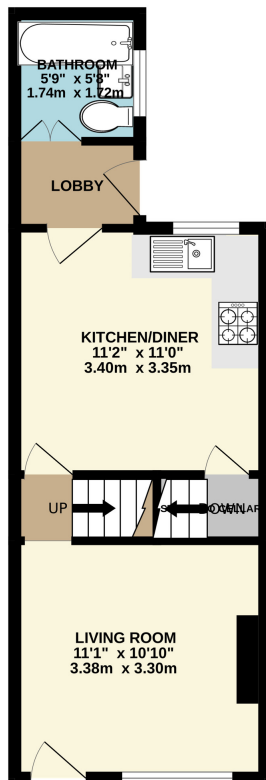
Council Tax: B

library photos

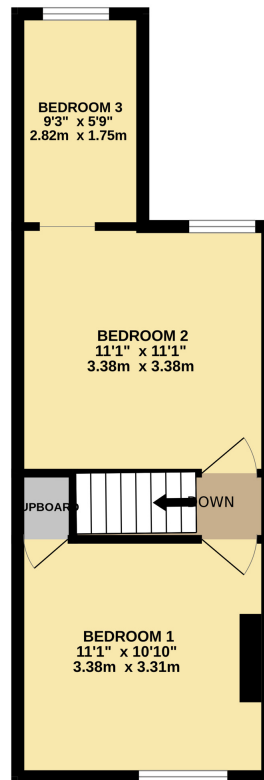
CELLAR
153 sq.ft. (14.2 sq.m.) approx.



GROUND FLOOR
333 sq.ft. (31.0 sq.m.) approx.



1ST FLOOR
333 sq.ft. (30.9 sq.m.) approx.



TOTAL FLOOR AREA : 819 sq.ft. (76.1 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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Certificate Number : 8857-6623-5410-0586-5926

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84
69-80	C		
55-68	D	59	
39-54	E		
21-38	F		
1-20	G		

<https://find-energy-certificate.digital.communities.gov.uk/energy-certificate/8857-6623-5410-0586-5926>

Tel : 01795473434

Email : lettings@familyhomes.co.uk, sales@familyhomes.co.uk, repairs@familyhomes.co.uk

Address : 25a West Street, Sittingbourne, Kent ME10 1AL

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