



HAWKESFORD JAMES



Canterbury Road
Sittingbourne, Kent, ME10 4SG
price: £265,000 Freehold



Situated within close proximity to schools and essential amenities, this charming period cottage offers a blend of traditional appeal and modern convenience. Boasting a ground floor extension, this property presents an enticing opportunity, with the added advantage of being offered for sale with no forward chain.

Welcoming you at the front is a low-maintenance garden and convenient gated access to the rear. Step inside to discover a well-appointed dining room leading seamlessly to an extended kitchen/breakfast area. With French doors leading to the rear garden, this also space features an island and a utility cupboard with plumbing for a washing machine. Completing this level is a lounge and a family bathroom.

Descending from the dining room, you'll find a versatile basement area with a window providing natural light, well suited to various uses. Ascend to the first floor to find two spacious double bedrooms, offering comfortable accommodation.

Outside, the generous rear garden is predominantly laid to lawn with established shrubs. A shed at the garden's end offers convenient storage, while gated access leads back to the front.

Conveniently located within walking distance, discover primary and secondary schools, recreational grounds, and Sittingbourne's town centre, offering an array of amenities. The mainline railway station, situated approximately 0.8 miles away, facilitates easy commuting to Canterbury (approximately 17 miles) and London (approximately 45 miles), catering to the needs of busy professionals.



Sittingbourne further enriches residents' lifestyles with its vibrant leisure offerings, including the Swallows Leisure Centre, the Avenue Theatre, a picturesque light railway, and a cinema and bowling complex.

Features

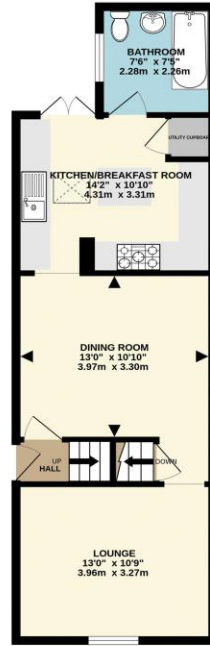
- Period Cottage
- Extended to Ground Floor
- Two Reception Rooms
- Kitchen/Breakfast Room
- Two Bedrooms
- Close to Schools & Amenities
- No Forward Chain
- EPC Rating: TBC
- Council Tax Band: B
- Freehold



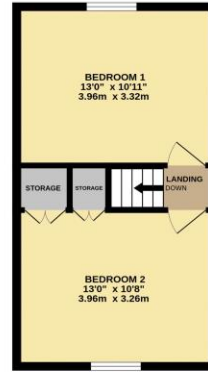
BASEMENT
170 sq.ft. (15.8 sq.m.) approx.



GROUND FLOOR
523 sq.ft. (48.4 sq.m.) approx.



1ST FLOOR
320 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA: 1011 sq.ft. (94.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the footprint contained herein, 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.
Made with Metropia C0024

Disclaimer:
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances. All measurements are approximate. Lease details, service charges, ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts



HAWKESFORD
JAMES

Sales: 01795 437777
Lettings: 01795 437744
Address: 26 West Street | Sittingbourne | Kent | ME10 1AP

www.hawkesfordjames.com