

Hawkesford James



All Saints Road
Sittingbourne, Kent, ME10 3PB
price: Offers Over £225,000 Freehold



Situated within a cul-de-sac position, this well-maintained end of terrace townhouse offers space for the growing family, making an ideal first time buy or investment proposition.

The internal accommodation spans three floors and benefits from a garage conversion to the ground floor, boasting a generous kitchen/family room. The ground-floor accommodation comprises an entrance hall, kitchen/family room, and a downstairs cloakroom. The first-floor landing leads to the sunny living room, bedroom three and a family bathroom. The second-floor landing leads to a further two bedrooms.

Further features include UPVC double glazing, gas fired central heating via a combination boiler, a block paved driveway for two vehicles, and a larger than average rear garden with gated access to the front.

All Saints Road is situated approximately 1.3 miles (on foot) from Sittingbourne's mainline railway station and offers convenient access to primary and secondary schools.

Sittingbourne is situated approximately 17 miles from Canterbury and within 45 miles of London. Railway links to London Victoria and HS1 to St. Pancras International mean the town has become a popular choice for commuters.

The town offers a variety of leisure facilities including Swallows Leisure Centre, the New Century Cinema, the Avenue Theatre, the light railway, a heritage railway that operates from Sittingbourne to the banks of the Swale, and a new cinema complex, due to open soon. Internal viewing is advised.



Entrance Hall

UPVC double glazed entrance door with side panels, cove ceiling, vinyl flooring, doors to:-

Kitchen/Diner

UPVC double glazed windows and door, downlights, matching base and eye level cupboards, 1 1/2 bowl stainless steel sink with mixer tap inset into work surface, breakfast bar, tiled to splash backs, electric cooker, fridge/freezer, plumbing for a washing machine and dishwasher, two radiators, stairs to first floor landing, door to storage area.

Storage area

Downstairs Cloakroom

Whit suite comprising a close coupled W.C and a wash hand basin.

First Floor Landing

UPVC double glazed window, door to:-

Lounge

UPVC double glazed window, radiator, T.V point, door to:-

Hall

Stairs to second floor landing, doors to:-

Bedroom 3

UPVC double glazed window, radiator.

Bathroom

UPVC double glazed window, tiled walls, radiator, vinyl flooring, white suite comprising a panelled bath with a mixer tap and shower attachment, pedestal wash hand basin, and a close coupled W.C.

Second Floor Landing

Coved ceiling, doors to:-

Bedroom 1

UPVC double glazed window, coved ceiling, two radiators.

Bedroom 2

UPVC double glazed window, coved ceiling, radiator, built-in storage cupboard.

Rear Garden

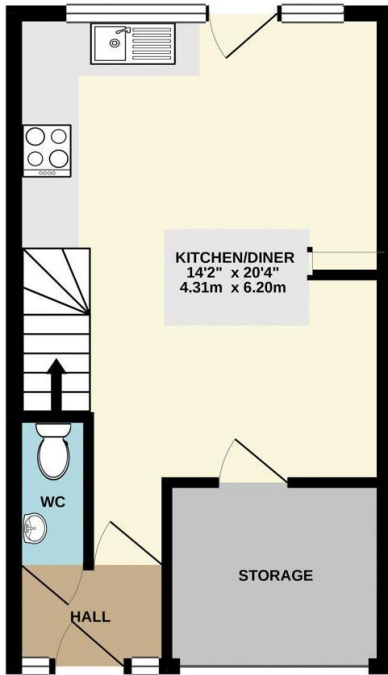
Partly laid to lawn, established shrubs, paved area, gated access to side.

Exterior Front

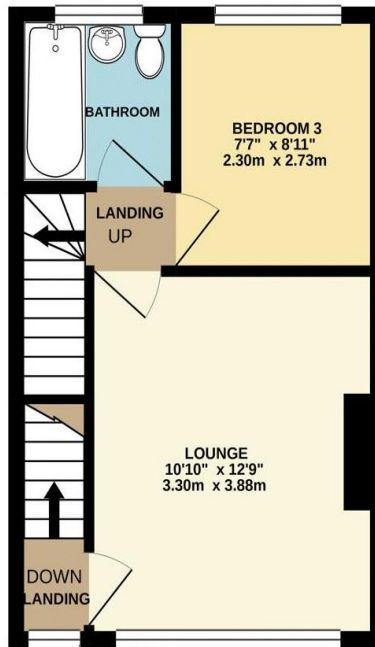
Block paved driveway providing off street parking for two cars, gated access to rear garden.



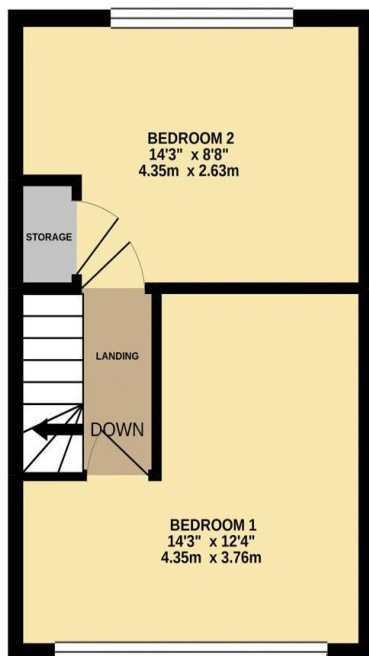
GROUND FLOOR
326 sq.ft. (30.2 sq.m.) approx.



1ST FLOOR
287 sq.ft. (26.6 sq.m.) approx.



2ND FLOOR
291 sq.ft. (27.0 sq.m.) approx.



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