



HAWKESFORD
JAMES



Rock Road

Sittingbourne, Kent, ME10 1JF
price: £295,000 Freehold



Positioned perfectly for both families and professionals, this well-presented terraced home offers an ideal blend of convenience and comfort. Situated just a short stroll from Sittingbourne's railway station, this property is a gem waiting to be discovered, with the added advantage of no forward chain.

Welcoming you at the front is a low maintenance walled garden, complemented by steps leading to a charming storm porch and entrance door. At the rear, an access road provides convenience, with double gates offering the possibility of off-street parking, catering to your practical needs.

Stepping inside, the entrance hall sets the tone, leading seamlessly to a bright reception room, further enhanced by double doors opening to a second reception area. The well-appointed kitchen boasts ample storage space and a freestanding cooker, flowing effortlessly into a lobby/utility area and a ground floor bathroom.

Ascending to the first floor, a landing guides you to three inviting bedrooms, with the master bedroom featuring fitted wardrobes. Venturing into the rear garden, you're greeted by a generous expanse of lawn, providing ample space for outdoor enjoyment. A wooden shed offers practical storage, while the double gates open to the service road, ensuring ease of access.

Located less than half a mile from Sittingbourne's mainline railway station, Rock Road enjoys proximity to various schools and amenities.



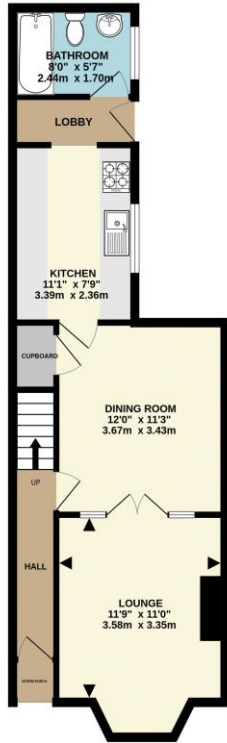
Furthermore, Sittingbourne's excellent transport links afford easy connections to Canterbury and London, catering to commuters' needs with efficiency and ease. Beyond its practical advantages, Sittingbourne boasts a vibrant array of leisure opportunities, including the Swallows Leisure Centre, Avenue Theatre, a charming light railway, and a cinema and bowling complex. These enriching amenities promise a fulfilling lifestyle for residents, ensuring there's always something exciting to explore and enjoy.

Features

- Three Bedroom Terrace House
- Two Reception Rooms
- Gas Fired Central Heating
- Front & Rear Garden
- Close to Schools & Amenities
- Potential for Off-Street Parking
- No Chain
- Council Tax Band: C
- EPC Rating: 66 | D
- Freehold



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
424 sq.ft. (39.4 sq.m.) approx.



TOTAL FLOOR AREA - 916 sq.ft. (85.1 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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