



HAWKESFORD  
JAMES



## Millfield

Sittingbourne, Kent, ME10 4TP  
price: £250,000 Freehold





CHAIN FREE | This end of terrace home is located in Sittingbourne, within walking distance of a range of schools, the town centre, and the mainline railway station.

Perfectly positioned for families with children of all ages, this property with corner position benefits from a wrap-around garden which requires extensive clearance.

The internal accommodation needs updating, providing a new owner the opportunity to put their own stamp on it.

The ground floor consists of an entrance porch, entrance hall, and kitchen/diner, while the first floor houses an 'L shaped' lounge, bedroom 3, and a family bathroom. The second-floor features two further bedrooms.

Added benefits include UPVC double glazing, gas fired central heating, an integral garage, and driveway.

Located to the south of town, Millfield is only 0.7 mile from the mainline railway station, making it a great location for commuters. Nearby amenities include South Avenue Primary School, Fulston Manor Secondary School, Highsted Grammar School for girls, and Borden Grammar School for boys, all within walking distance.

Sittingbourne's location is ideal, only 17 miles from Canterbury and 45 miles from London, with convenient railway links to London Victoria and HS1 to St. Pancras International.

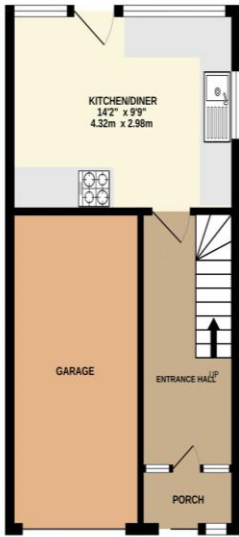


**Features:**

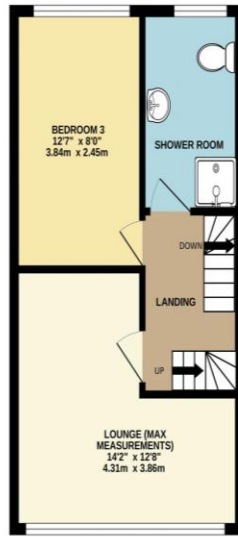
- End of terraced town house
- Three bedrooms
- Kitchen/diner
- In need of modernisation
- Wrap-around garden
- Close to schools
- No chain
- Council tax band: C
- EPC rating: TBC
- Freehold



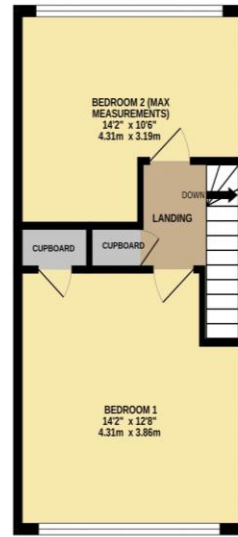
GROUND FLOOR  
358 sq.ft. (33.3 sq.m.) approx.



1ST FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



2ND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



TOTAL FLOOR AREA: 1072 sq.ft. (99.6 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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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**  
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