



Adisham Green, Sittingbourne, ME10 2SR

£205,000



## Entrance Hall

UPVC double glazed entrance door, coved and artex ceiling, single radiator, laminate flooring, stairs to first floor landing, under stair storage cupboard, door to:-

## Lounge

**13' 6" x 11' 11" (4.11m x 3.63m)**

UPVC double glazed window and door to the rear aspect, coved and artex ceiling, single radiator, laminate flooring, TV point, heating thermostat.

## Kitchen

**10' 0" x 7' 4" (3.05m x 2.23m)**

UPVC double glazed window to the front aspect, inset ceiling down lights, matching base and eye level cupboards, integrated electric oven, gas hob and extractor fan over. Single drainer stainless steel sink with mixer tap inset into work surface, space for fridge/freezer, plumbing for a washing machine.

## First floor landing

UPVC double glazed window to the side aspect, coved and artex ceiling, access to loft space, doors to:-

## Bedroom 1

**11' 6" x 8' 6" (3.50m x 2.59m) into recess**

Two UPVC double glazed windows to the rear aspect, coved an artex ceiling, two built-in wardrobes, single radiator.

## Bedroom 2

**11' 3" x 7' 11" (3.43m x 2.41m) into recess**

Two UPVC double glazed windows to the front aspect, coved and artex ceiling, single radiator, built-in storage cupboard housing a gas fired combination boiler, supplying domestic heating and hot water.

## Shower Room

**6' 1" x 5' 5" (1.85m x 1.65m)**

Inset ceiling down lights, partly tiled walls, extractor fan, single radiator, vinyl flooring. A white suite comprising a close coupled WC, wash hand basin, and a tiled shower cubicle.

## Garage

Perfectly positioned for families and professionals alike, this delightful Colonial style home sits proudly amongst smart neighbours, within the ever sought after Church Milton development.

Offering convenient transport links by bus, train and car, this property's location is a popular choice with many.

The internal accommodation comprises an entrance hall, lounge, and a fitted kitchen to the ground floor. The first floor landing leads to two double bedrooms and a modern shower room.

Further features include UPVC double glazing, gas fired central heating via a combination boiler, a low maintenance rear garden, and a garage with driveway.

Adisham Green is located to the North of Sittingbourne, approximately 1.5 miles from Sittingbourne's Town Centre, and approximately 0.9 miles from Milton's historic High Street.

Internal viewing is advised.

## Key Features

- Linked Semi Detached House
- Two Double Bedrooms
- Modern Fitted Kitchen
- Shower Room
- Gas Fired Central Heating
- UPVC Double Glazing
- Front & Rear Gardens
- Garage & Driveway
- Convenient Location




17' 1" x 8' 8" (5.20m x 2.64m)

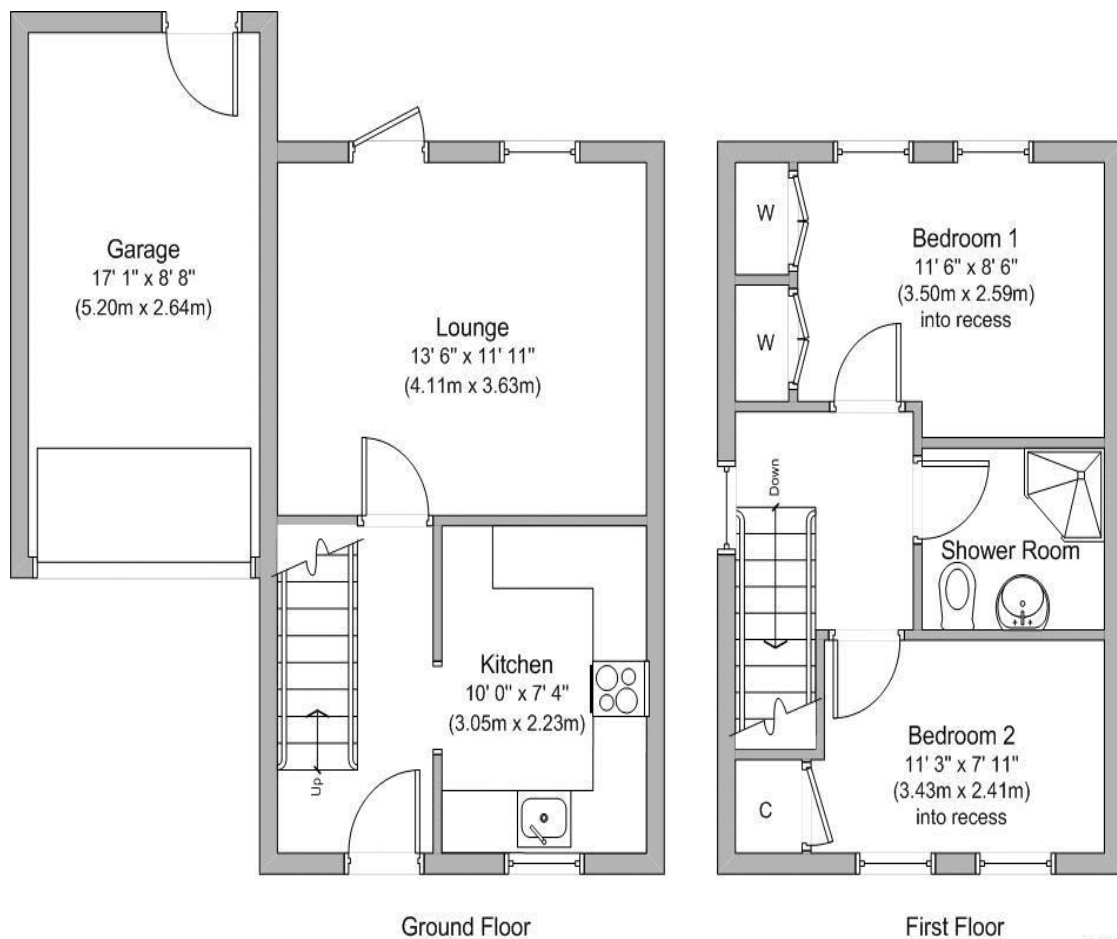
Up and over door, personal door to rear garden, power and light.

## Rear Garden

Low maintenance rear garden, mainly laid to lawn, private door to garage, providing access to front.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 to 100) <b>A</b>		<b>88</b>
(81 to 91) <b>B</b>		
(69 to 80) <b>C</b>		<b>65</b>
(55 to 68) <b>D</b>		
(39 to 54) <b>E</b>		
(21 to 38) <b>F</b>		
(1 to 20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	





Ground Floor

First Floor

For illustration purposes only.  
Approximate floor area: 581 Sq.Ft ( 54 Sq.M)



## Nearby Schools

### Regis Manor Primary School

4 Minute drive from property (0.9 miles)

### Iwade Primary School

5 Minute drive from property (1.7 miles)

### Westlands Secondary School

9 Minute drive from property (2.4 miles)

### Fulston Manor Secondary School

11 Minute drive from property (2.5 miles)



## Nearby Transport

### Bus

Buses run via Newman Drive and Grovehurst Road, with bus stops located within a short walk of the property.

### Train

Kemsley Railway station

12 Minute walk from property (0.5 miles)

Sittingbourne Railway station

6 Minute drive from property (1.5 miles)

