



Portland Avenue, Sittingbourne

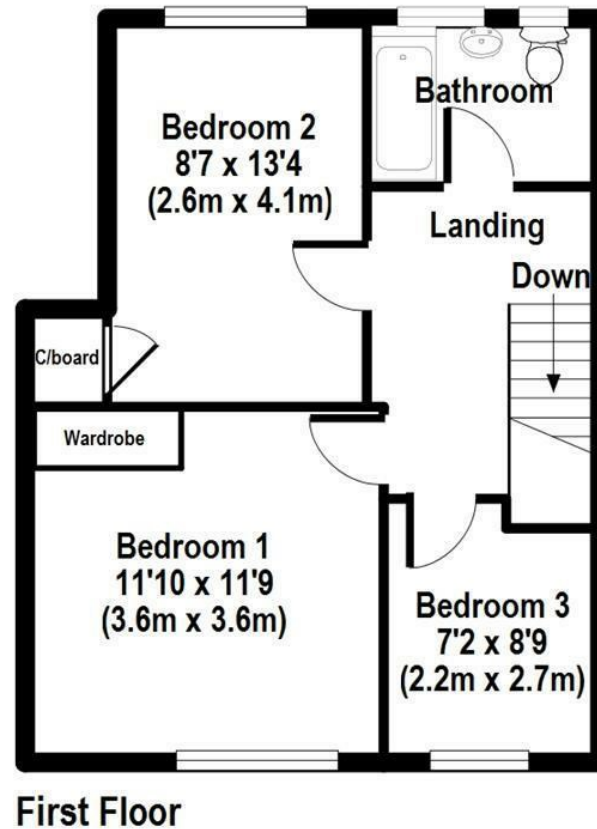
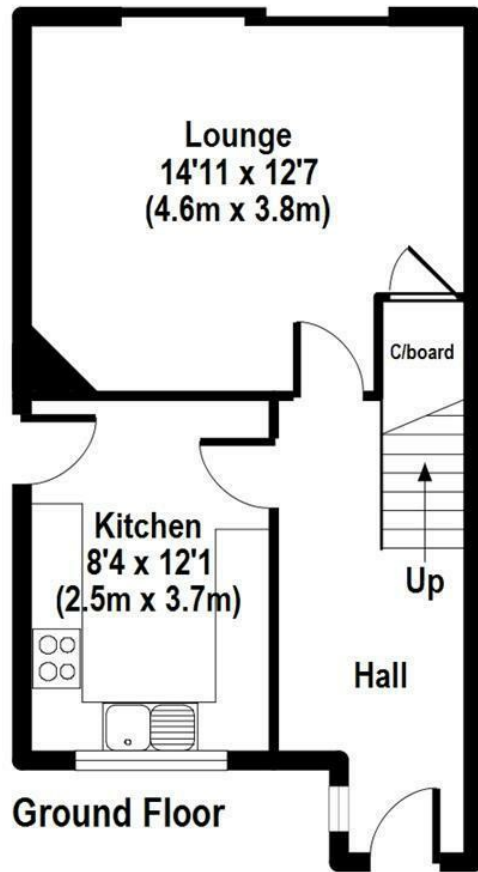
Welcome to this immaculate terraced house, perfect for those looking for a new home. As you step inside, you'll be greeted by a cosy reception room, ideal for relaxing or entertaining guests. The property boasts a well-maintained kitchen, perfect for preparing delicious meals and creating culinary delights. This charming house offers three bedrooms, providing ample space for a growing family or for those in need of a home office or guest room. The modern bathroom is sleek and functional, offering a relaxing space to unwind after a long day. This terraced house is a fantastic opportunity for buyers looking for a property that is move-in ready and requires no additional work. With its immaculate condition and inviting atmosphere, this home is sure to impress. Don't miss out on the chance to make this wonderful property your own. Contact us today to arrange a viewing and take the first step towards owning your dream home.

## Asking Price £260,000

- Immaculate Terraced House
- Well-maintained Kitchen / Diner
- Modern sleek Bathroom
- Off Road Parking for Two Cars
- Rear Garden with Brick built Shed
- Move Straight In
- EPC Rating - D (59)
- Council Tax Band - B
- Freehold
- NO CHAIN!







APPROX GROSS INTERNAL FLOOR AREA: 830 sq. ft / 77 sq. m

### Portland Avenue

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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| Energy Efficiency Rating  |         |           |
|---|---------|-----------|
|   | Current | Potential |
| Very energy efficient - lower running costs                     |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
| (69-80) <b>C</b>  |         |           |
| (55-68) <b>D</b>  |         |           |
| (39-54) <b>E</b>  |         |           |
| (21-38) <b>F</b>  |         |           |
| (1-20) <b>G</b>   |         |           |
| Not energy efficient - higher running costs                     |         |           |
|   | 59      | 70        |
| England & Wales   |         |           |
| EU Directive 2002/91/EC   |         |           |
| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|   | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> emissions |         |           |
| (92 plus) <b>A</b>  |         |           |
| (81-91) <b>B</b>  |         |           |
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Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.