



PRICE GUIDE £230,000- £240,000 Welcome to this charming property located on William Street in Sittingbourne. This delightful house boasts two reception rooms, three bedrooms, and a well-appointed bathroom.

Immaculately presented, this property is the ideal choice for a first-time buyer looking for a comfortable and modern home. The house features a contemporary kitchen and bathroom, perfect for those who appreciate a touch of elegance in their living space.

One of the highlights of this property is its generous garden, offering ample space for outdoor activities, gardening, or simply relaxing in the fresh air with the added benefit of side access making it even more ideal for a keen gardener.

Situated centrally, this home provides easy access to excellent transport links and amenities, ensuring convenience and connectivity for its residents. The property is presented to high standard and is ready to move into immediately you can just light your favourite scented candle and relax in the surroundings of your new home

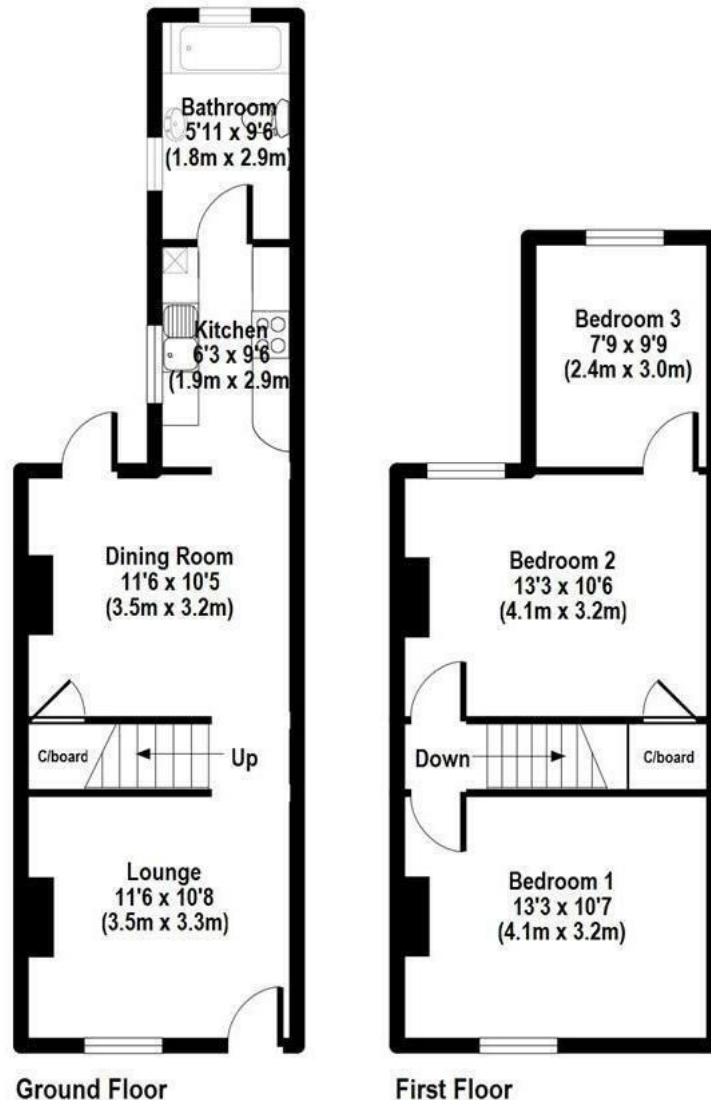
Don't miss the opportunity to make this lovely house yours! Call Lamborn Hill and arrange a viewing.

Price Guide £230,000

- Immaculately presented
- Modern kitchen
- Two reception rooms
- Central location
- Three bedroom
- Modern bathroom
- Great size garden
- Side access
- EPC
- Council tax B - Freehold







APPROX GROSS INTERNAL FLOOR AREA: 789.44 sq. ft / 73.37 sq. m

William Street

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, mis-statement or use of data shown.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		

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.