



\*\*\* Guide Price £390,000 - £410,000\*\*\*

Welcome to this immaculately presented three-bedroom semi-detached bungalow on Minterne Avenue, Sittingbourne. This charming home is located in a sought-after area and offers a perfect blend of comfort and modern living.

Upon entering, you'll be impressed by the spacious and modern interior. The property features a beautifully designed kitchen and bathroom, both recently updated to high standards. The three good-sized bedrooms provide ample space for a growing family or for hosting guests.

A standout feature is the garage conversion, which offers a versatile office space, ideal for working from home or as an additional room. The property also includes a driveway for parking and a lovely, well-maintained garden, perfect for outdoor activities and relaxation.

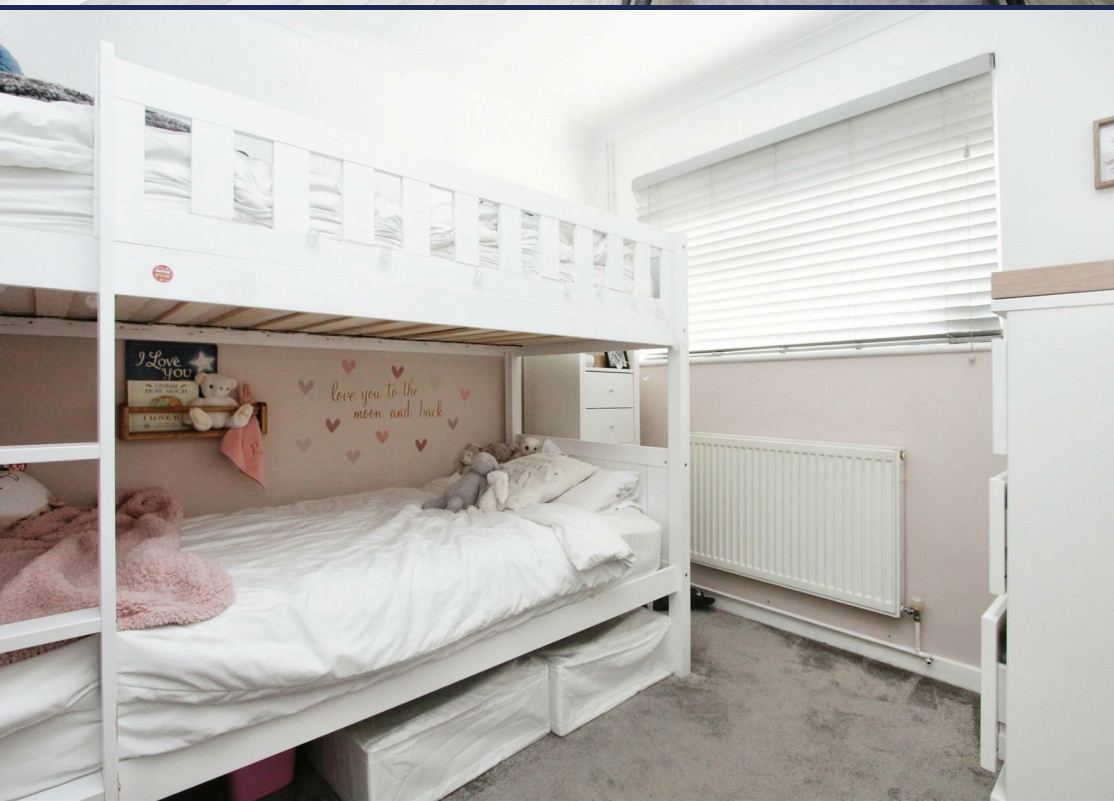
Situated in a prime location, this bungalow is close to local amenities and offers easy access to transport links.

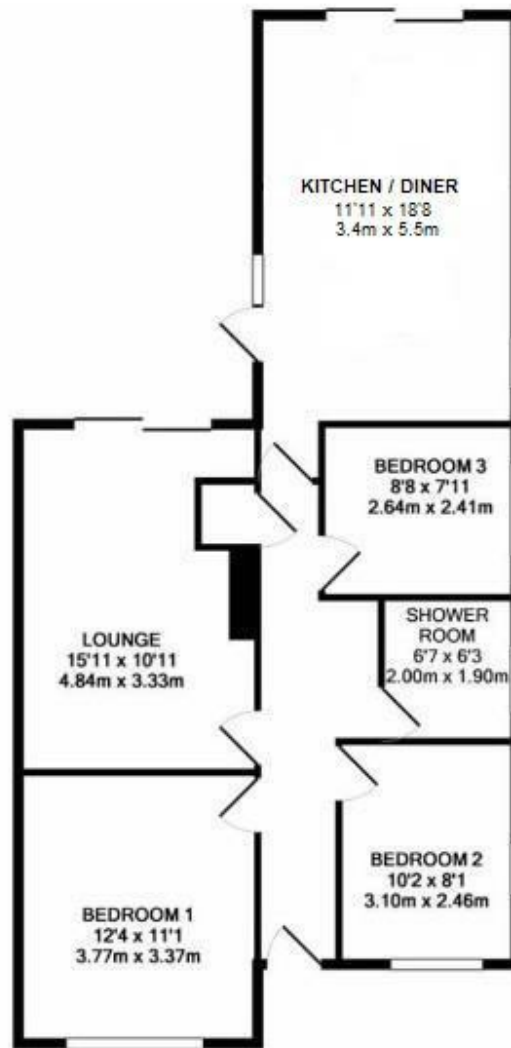
Don't miss the opportunity to view this stunning home. Contact us today to arrange a viewing and experience the charm and modern comforts of this beautiful property on Minterne Avenue.

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- Freehold - Semi Detached Bungalow
- 3 Good Sized Bedrooms
- Sought after location
- Garage Conversion / Office space
- A must view
- Immaculately presented
- Council Tax D
- EPC -D (69)







TOTAL APPROX. FLOOR AREA 813 SQ.FT. (75.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>79</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b> 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>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.