



Shortlands Road, Sittingbourne

3 Bedroom, 1 Bathroom, House - Mid Terrace

£250,000



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- NO CHAIN
- THREE BEDROOMS
- MODERN ACCOMMODATION
- SEPARATE KITCHEN
- MODERN SPACIOUS BATHROOM
- NEWLY DECORATED
- GAS CENTRAL HEATING
- REAR GARDEN
- CONVENIENT LOCATION



FAMILY HOME - THREE BEDROOMS - MODERN ACCOMMODATION - SEPARATE KITCHEN - MODERN SPACIOUS BATHROOM - GAS CENTRAL HEATING - REAR GARDEN - CONVENIENT LOCATION - NO CHAIN

NO CHAIN. This Well Presented Three Bedroom Terraced House is located in the Popular Area of Murston in Sittingbourne within close proximity of the A2 and within easy reach of Sittingbourne High Street and Railway Station.

The Accommodation consists of Lounge, Dining Room and Modern Galley Kitchen and Modern White Bathroom on the Ground Floor.

On the First Floor are Three Good Sized Bedrooms. Externally there is a Secure Rear Garden and On Road Parking.

Broadband networks available in this area are Openreach and Virgin Media, Standard, Superfast, and Ultrafast Broadband are all available. Mobile coverage in this area includes EE, Three, Orbital Net, both voice and data is covered indoors and outdoors by all providers listed. The Water and sewage is mains supplied. Electricity and Gas is mains supplied and metered.



LOUNGE
11'6" x 14'4"

When entering the property, you are welcomed into a great size lounge, with double bay windows, grey carpets and white walls

DINING ROOM
11'6" x 11'10"

Through from the lounge and between the staircase, you enter the dining room. It has a good size understairs cupboard which has the gas and electric meters in, a large window looking out to the garden and entrance to the kitchen. Decorated with white walls and grey carpet.

KITCHEN
6'4" x 10'5"

The kitchen is fitted with white units. A window is fitted above the kitchen sink, This kitchen is fitted with no white goods. It does include an extractor fan and fitted boiler.

BEDROOM 1
13'0" x 14'8"

Bedroom 1 is situated on the first floor. A large double room with a large window facing the front of the property. This bedroom has white walls and grey carpet

BEDROOM 2
9'11" x 8'5"

Bedroom two is situated at the rear of the property, with views of the garden and decorated with white walls and grey carpets.

BEDROOM 3
6'6" x 10'5"

Bedroom 3 is tucked away at the rear of the property, lovely view of the garden. It has white walls and great carpets



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

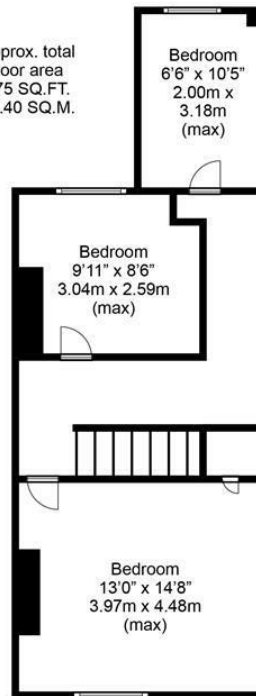
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	41	
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
Approx. floor area
453 SQ.FT.
42.12 SQ.M.



Approx. total
floor area
875 SQ.FT.
81.40 SQ.M.



First Floor
Approx. floor area
422 SQ.FT.
39.28 SQ.M.

Disclaimer
This plan is for illustrative purposes only and no responsibility is taken for any error, omission or misstatement. The appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements have been added as a guide to prospective buyers only, are not precise, not to scale, may have been taken from the widest area and may include wardrobe / cupboard space. Garages and outbuildings may not be represented in their actual location in relation to the property. Compass point, measurements and total areas should be considered inaccurate and checked as no guarantee is given to their accuracy. Buyers are strongly advised to take their own measurements and compass bearing.

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

