



Shortlands Road, Sittingbourne

3 Bedroom, 1 Bathroom, House - Mid Terrace

£230,000

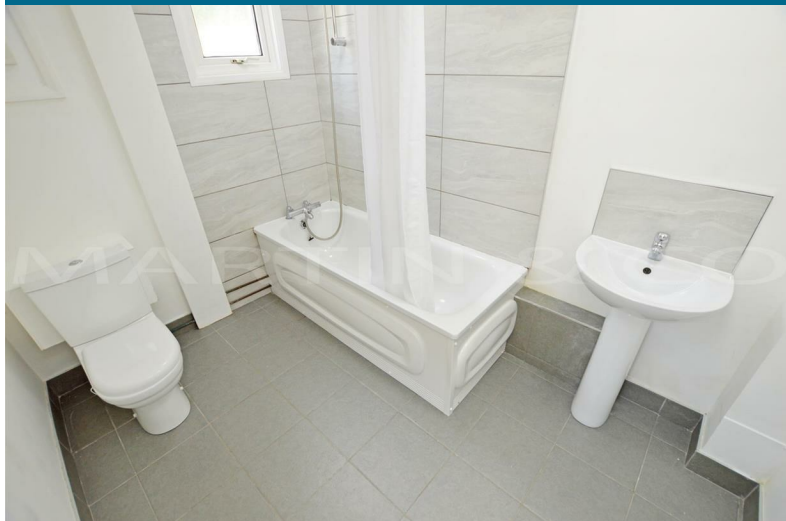


Shortlands Road, Sittingbourne

3 Bedroom, 1 Bathroom, House - Mid Terrace

£230,000

- NO CHAIN
- THREE BEDROOMS
- PERFECT FOR FIRST TIME BUYERS OR AN INVESTMENT
- SEPARATE KITCHEN
- MODERN SPACIOUS BATHROOM
- NEWLY DECORATED
- GAS CENTRAL HEATING
- REAR GARDEN
- SHOPS AND SCHOOLS CLOSE BY



VACATE PROPERTY!! We are delighted to present this elegant terraced house, currently listed for sale. The property emanates a timeless charm that is sure to captivate prospective homeowners.

The house boasts an impressive layout with two inviting reception rooms, perfect for both entertaining guests and enjoying quiet family evenings. These rooms offer ample space, providing a versatile canvas for you to personalise according to your style and preferences.

This property is home to three beautifully presented bedrooms, each offering sufficient space to accommodate various furniture layouts. These rooms provide a tranquil retreat at the end of the day, guaranteeing restful slumbers and fresh starts to your mornings.

Additionally, the house is equipped with a well-sized bathroom, fitted with modern fixtures and finishes. This property offers immense potential for remodelling and personalisation, allowing you to design your dream culinary space from scratch.

Overall, this terraced house presents a fantastic opportunity for those looking to invest in a property that they can truly make their own. With its substantial living spaces and potential for personalisation, this house truly ticks the boxes of being the perfect family home.

REDUCED AND NO CHAIN: This Well Presented Three Bedroom Terraced House is located in the Popular Area of Merton in Sittingbourne with 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

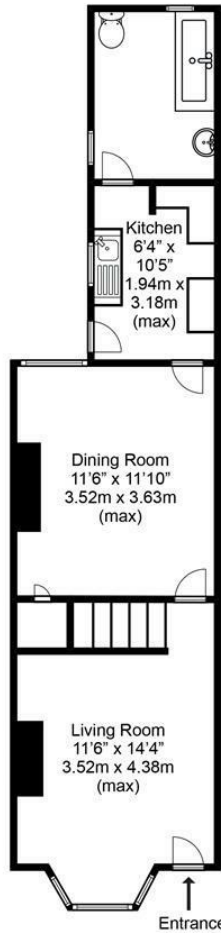


Energy Efficiency Rating

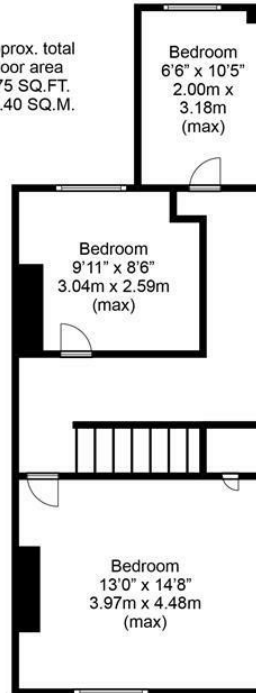
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		78
(55-68) D	48	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



Approx. total
floor area
875 SQ.FT.
81.40 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 not for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

