

Gregory Close, Sittingbourne

2 Bedroom, 1 Bathroom, House - End Terrace

Guide Price £270,000



- No chain
- Easily maintained garden
- Side and rear access
- Gas Central Heating
- 2 Allocated Parking Spaces
- Perfect for First Time Buyers
- Lovely cul-de-sac
- Open-plan living/dining area

Introducing a delightful semi-detached house that is currently listed for sale and chain free. This property is in good condition and features a wealth of comfortable living spaces. The house is situated in an ideal location, with proximity to local schools and amenities, making it a perfect choice for families or individuals who value convenience.

The property boasts two spacious bedrooms, both of which are double rooms, providing ample space and comfort. There is a single bathroom, perfect for a small family or a couple. The house also features a well-lit kitchen which benefits from an abundance of natural light, making it a pleasant space for cooking and dining.

Adding to the charm of the property is a reception room, an excellent space for relaxation or entertaining guests. This room can easily be transformed into a cosy living room, a formal dining room, or a functional home office, depending on your needs.

This house is not only functional but also energy-efficient with an EPC rating of D, which ensures lower energy bills. It falls under the council tax band C, making it a cost-effective choice for first-time property buyers or investors looking for a profitable investment opportunity.

One of the unique features of this house is its garden, which offers the perfect space for outdoor relaxation or a safe play area for children. The property is ideal for first-time buyers looking to get onto the property ladder or investors looking for a valuable addition to their portfolio. This house is a true gem that is waiting for its new owners to make it their own.

Broadband: Openreach and Virgin available

Mobile: EE, Three, O2 and Vodafone limited

EPC: D


Council Tax: C


Flooding: Yearly Low, Surface Medium, River/seas Very Low.





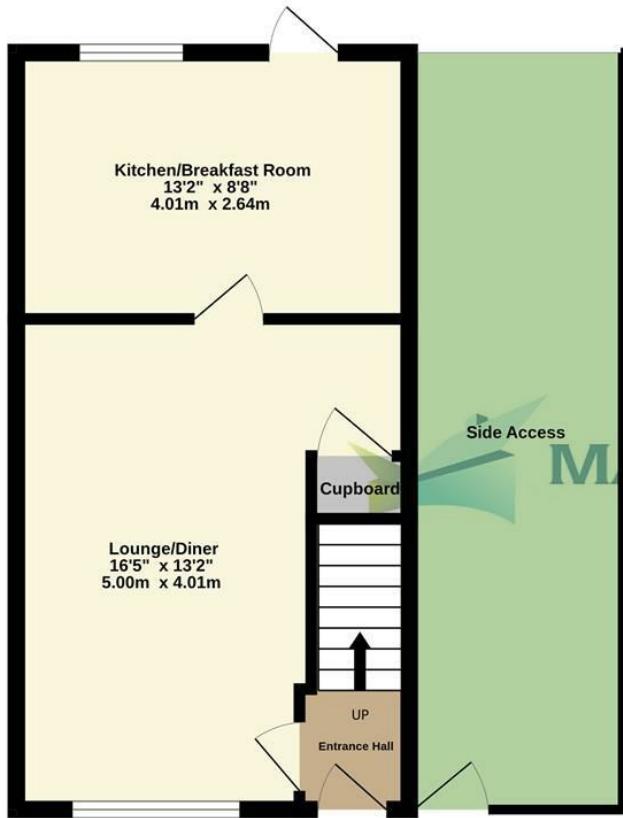


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>61</div>	<div>88</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

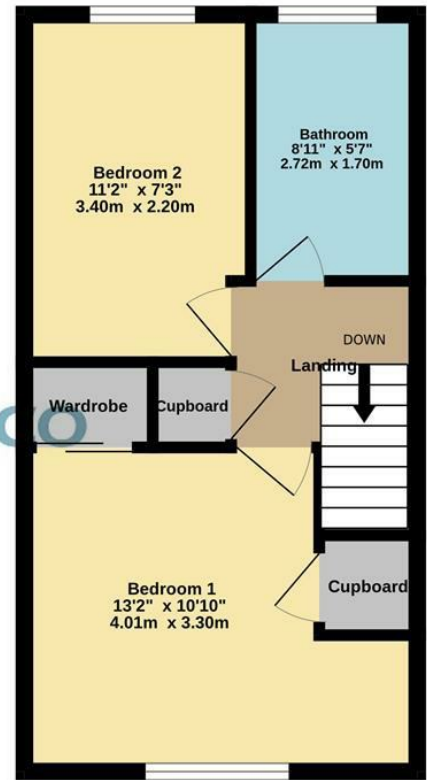
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	56	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Ground Floor
334 sq.ft. (31.0 sq.m.) approx.



1st Floor
334 sq.ft. (31.0 sq.m.) approx.



TOTAL FLOOR AREA : 667 sq.ft. (62.0 sq.m.) approx.
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