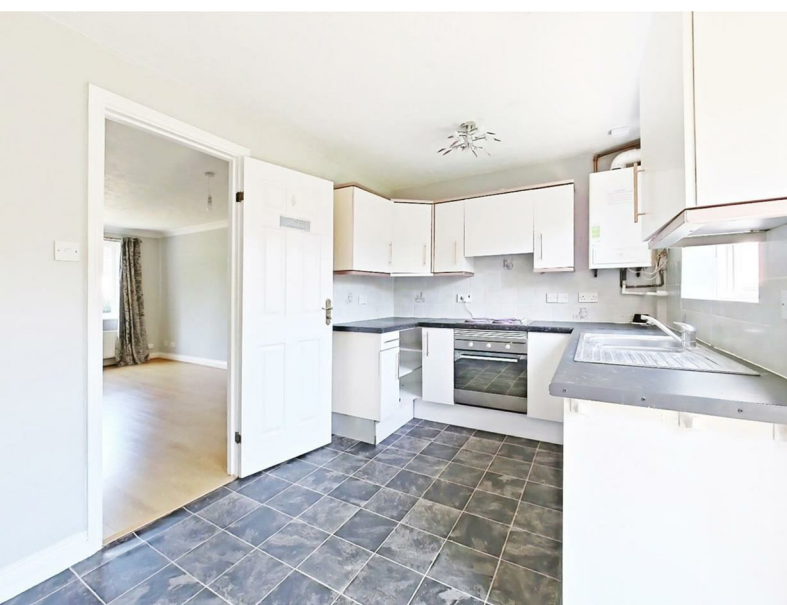




Gregory Close, Sittingbourne

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.





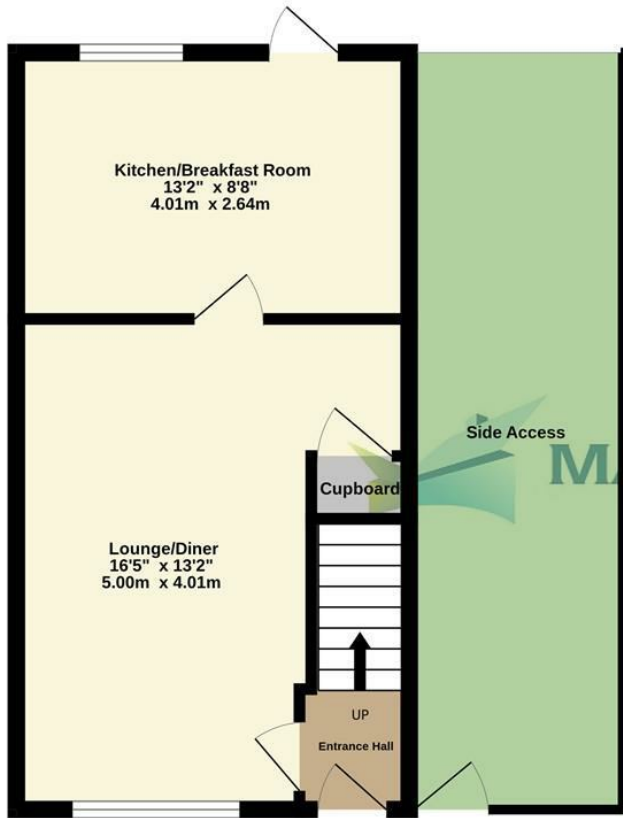


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

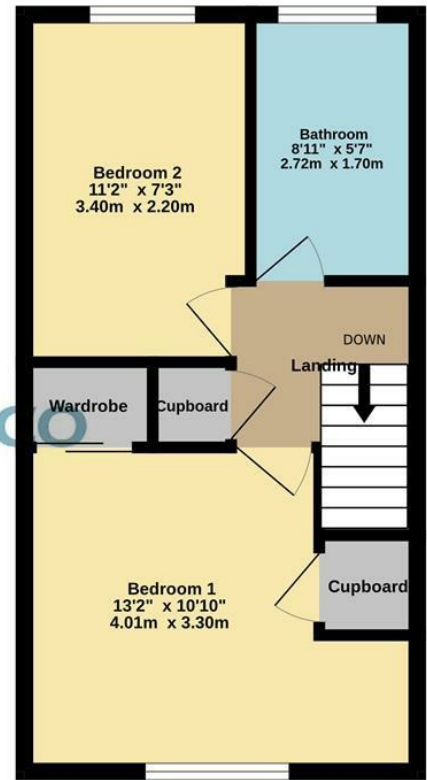
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	56	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



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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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.