

MARTIN & CO

**Bayford Road, Sittingbourne**

**2 Bedroom, 1 Bathroom, House - Mid Terrace**

**£220,000**





- NO CHAIN!!!
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- BATHROOM OFF ONE OF THE BEDROOMS
- DOWNSTAIRS TOILET
- COUNCIL TAX B
- 15 MINUTE WALK TO THE STATION

Located in Sittingbourne, Kent, this house presents an ideal opportunity for first time buyers, investors, and families alike. **SOLD WITH NO CHAIN.** The property is in good condition and ready to move straight into.

Inside, the home offers two spacious double bedrooms, providing comfortable accommodation for residents. There are two separate reception rooms, each offering flexible living and dining spaces. The kitchen is well-lit with ample natural light with access to the garden and a downstairs WC. One of the highlights of this house is its rear garden, perfect for relaxing outdoors or entertaining guests.

Situated within a 15 minute walk from the train station and town centre, residents will enjoy convenient access to local amenities, nearby schools, and parks. The location is well-suited for commuters and families looking to benefit from the surrounding community facilities.

On-road parking is available for residents and visitors.

This house offers a practical layout and comfortable features, making it a desirable choice for a variety of buyers who wish to settle in a well-connected part of Sittingbourne. The property benefits from a council tax band at B.

EPC E:

Broadband date: Stand, Superfast and Ultrafast available

Mobile Data: EE, O2, Vodafone, Three

Flooding Risks: Surface Medium in 2040 - 2060. Flooding very low









### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>52</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

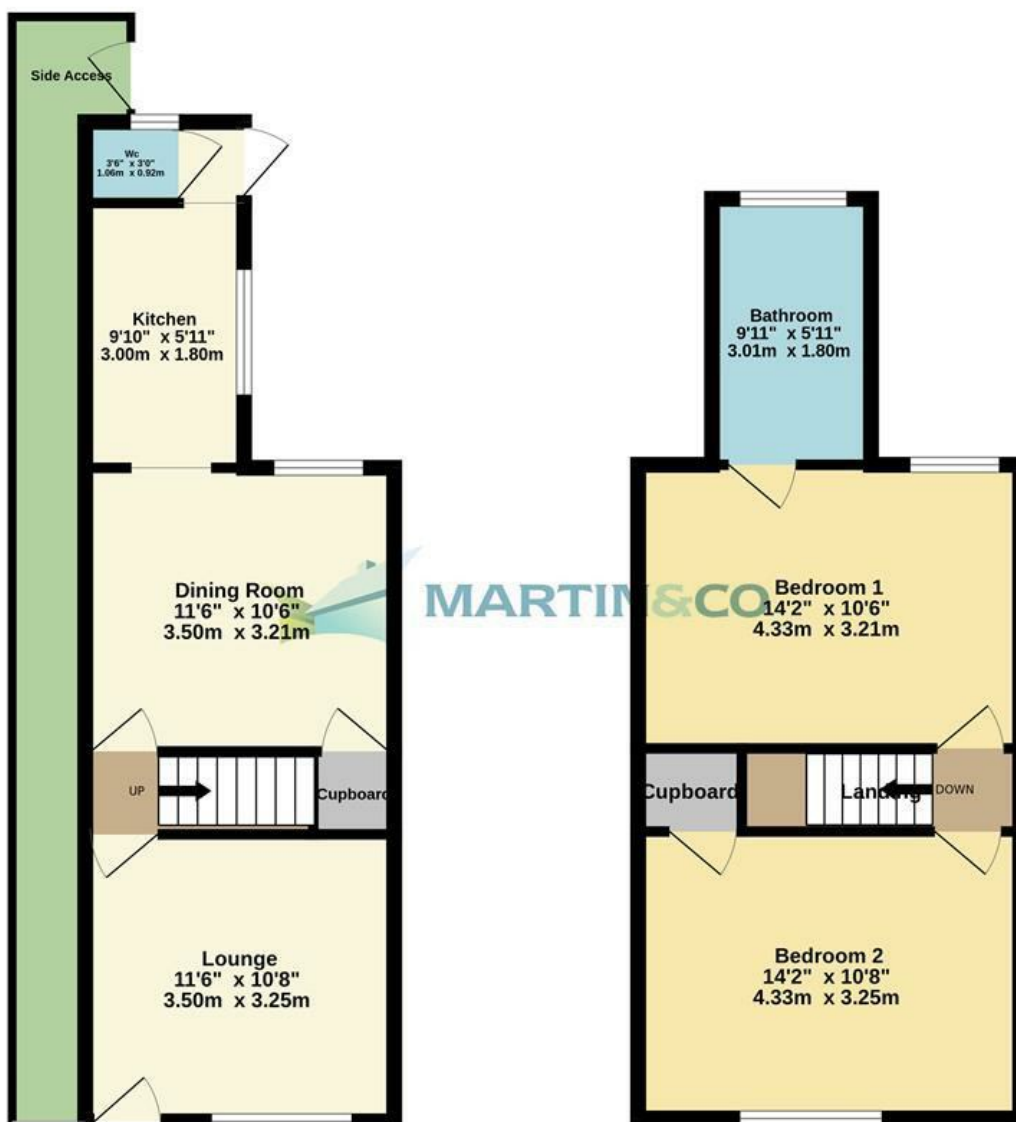
### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>73</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>45</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not environmentally friendly - higher CO2 emissions</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Ground Floor  
354 sq.ft. (32.9 sq.m.) approx.

1st Floor  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.4 sq.m.) approx.  
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