



**Guide Price**  
**£260,000**

**Freehold**

3x  1x  1x 

**Hutchings Close,  
Sittingbourne, Kent,  
ME10**

**OVER 60?**

Secure this property  
for up to **59% less!**

*Wards*  
Helping you move forwards



## Main features

- Well presented terraced home
- Bright and airy conservatory area providing extra living space
- Outside office, perfect for working from home
- Garden with sunny aspect, offering sunshine throughout the day
- Off-road parking to rear
- Ideal for first time buyers, young families and investors alike

## Accommodation

### GROUND FLOOR

Entrance Hall  
 Kitchen/Dining Area: 12'3 x 9'4 (3.74m x 2.85m)  
 Lounge: 16'1 x 12'1 (4.91m x 3.69m)  
 Conservatory Area: 13'3 x 11'2 (4.04m x 3.41m)

### FIRST FLOOR

Landing  
 Bedroom 1: 12'2 x 9'9 (3.71m x 2.97m)  
 Bedroom 2: 10'5 x 9'9 (3.18m x 2.97m)  
 Bedroom 3: 9'1 x 7'8 (2.77m x 2.34m)  
 Shower Room

### OUTBUILDING

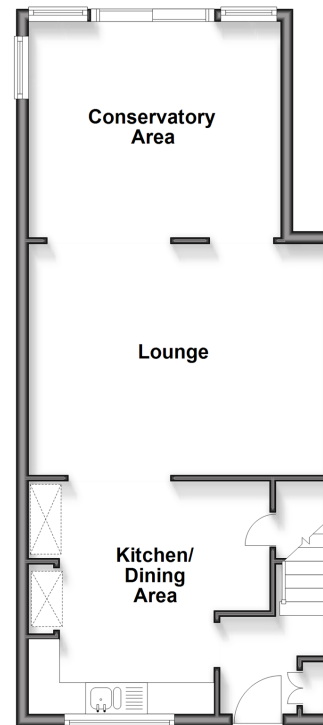
Room 1 (Used as Home Office): 7'7 x 7'6 (2.31m x 2.29m)

### OUTSIDE

Front Garden  
 Rear Garden  
 Off-Road Parking to rear

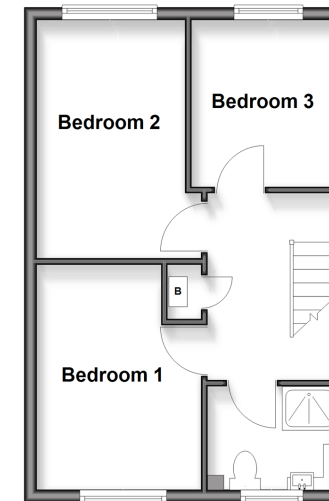
### Ground Floor

Approx. 50.8 sq. metres (546.9 sq. feet)



### First Floor

Approx. 36.3 sq. metres (391.2 sq. feet)



### Outbuilding

Approx. 0.0 sq. metres (0.0 sq. feet)



Call Sittingbourne - 01795 427272 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)

■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details  
 ■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease

■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale



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