Greenleaf
Sales • Lettings • Mortgages

18 Church Lane

Sittingbourne, ME9 7JT

Offered to the market with NO ONWARD CHAIN!

Greenleaf property services are delighted to introduce this beautifully presented two bedroom period cottage, located in the semi-rural village of Newington, which would ideally suit a first time buyer looking to get their foot on the housing ladder!

The accommodation briefly comprises of: Lounge, separate dining room and modern fitted kitchen; To the first floor there are two double bedrooms and bathroom W/C. The property further benefits from two cellar areas with a further separate W/C, double glazing, gas central heating and a low maintenance courtyard style back garden.

Newington is perfect for someone who wants a taste of semi rural village life with local shops, a pub, and wonderful country walks nearby, but also within easy access to the M2/A249, and a short drive to Rainham and Sittingbourne. Newington also has a mainline railway station with direct trains into London Victoria.

EPC Grade D. Council Tax Band B. Freehold

Offers In The Region Of £225,000

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2 1 2 D

- NO CHAIN!
- TWO RECEPTION ROOMS
- TWO CELLAR AREAS WITH FURTHER W/C
- EPC GRADE D / FREEHOLD
- TWO DOUBLE BEDROOMS
- COURTYARD STYLE REAR GARDEN
- MODERN FITTED KITCHEN
- FIRST FLOOR BATHROOM W/C
- CLOSE TO LOCAL AMENITIES AND MAINLINE STATION.
- COUNCIL TAX BAND B

Lounge
14'1" x 10'5" (4.3 x 3.2)

Dining Room
12'8" x 10'5" (3.87 x 3.20)

Kitchen
9'10" x 6'1" (3.02 x 1.87)

First Floor
Entrance to loft.

Bedroom
12'2" x 10'8" (3.73 x 3.26)

Bedroom
12'8" x 12'2" (3.87 x 3.73)

Bathroom W/C
9'10" x 6'1" (3.02 x 1.87)

Cellar one
11'3" x 10'5" (3.44 x 3.20)

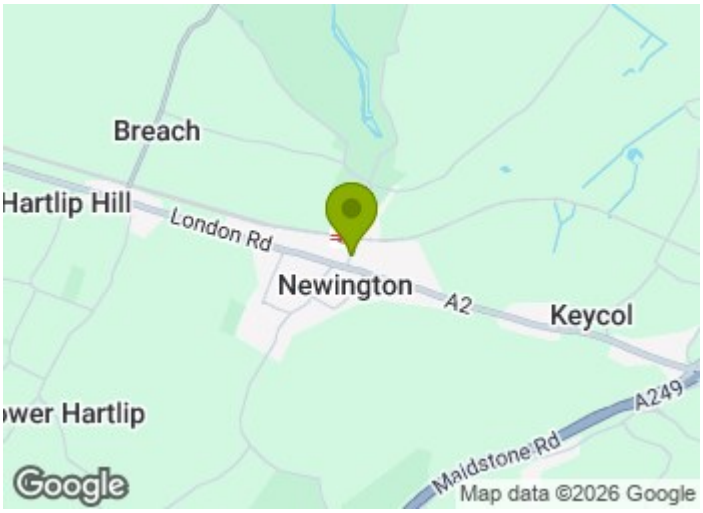
Toilet
5'4" x 4'2" (1.63 x 1.28)

Cellar two
10'5" x 8'5" (3.20 x 2.59)

Rear Garden
Court yard style.

Agents Note
We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Agents Note
Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



Directions

Tel: 01634730672

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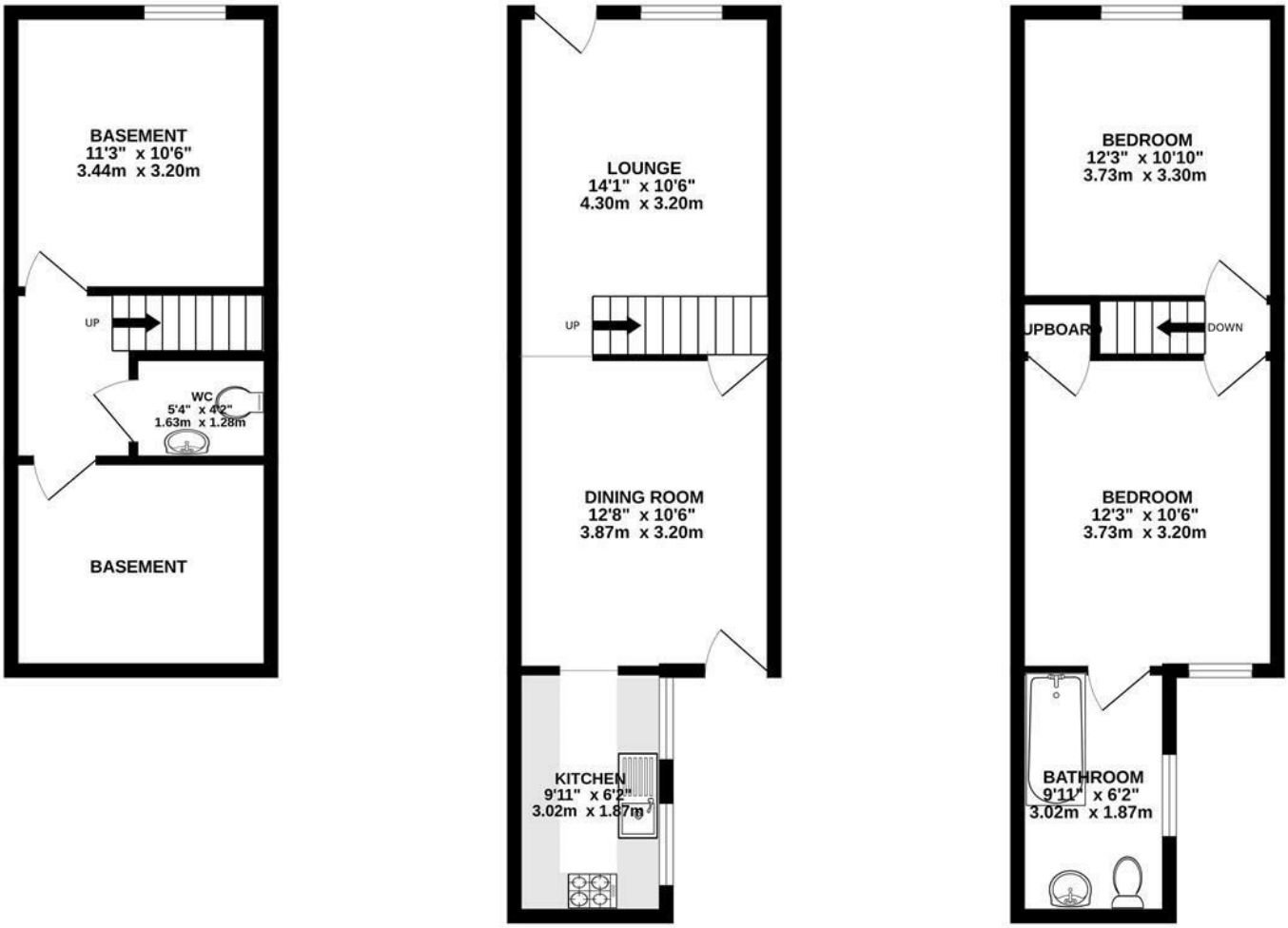
BASEMENT
279 sq.ft. (25.9 sq.m.) approx.

GROUND FLOOR
340 sq.ft. (31.6 sq.m.) approx.

1ST FLOOR
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 960 sq.ft. (89.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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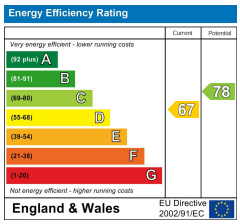

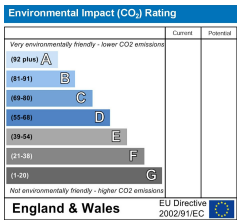

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