



Guide Price
£325,000

Freehold

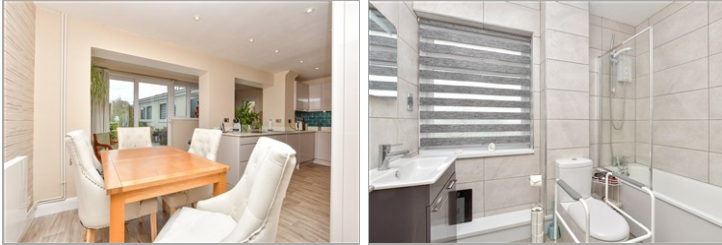
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**Manor Grove,
Sittingbourne, Kent,
ME10**

OVER 60?

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

Wards
Helping you move forwards



Main features

- Quiet cul de sac location
- Ideal first time buy or buy to let opportunity
- Driveway for multiple cars
- Close to mainline station, perfect for commuters
- Close to schools and town centre amenities

Accommodation

GROUND FLOOR

Entrance Lobby
Entrance Hall
Lounge: 13'4 x 10'9 (4.07m x 3.28m)
Kitchen/Dining Area: 21'3 x 11'2 (6.48m x 3.41m)
Garden Room Area: 18'7 x 6'7 (5.67m x 2.01m)
Study: 7'6 x 6'9 (2.29m x 2.06m)
Shower Room

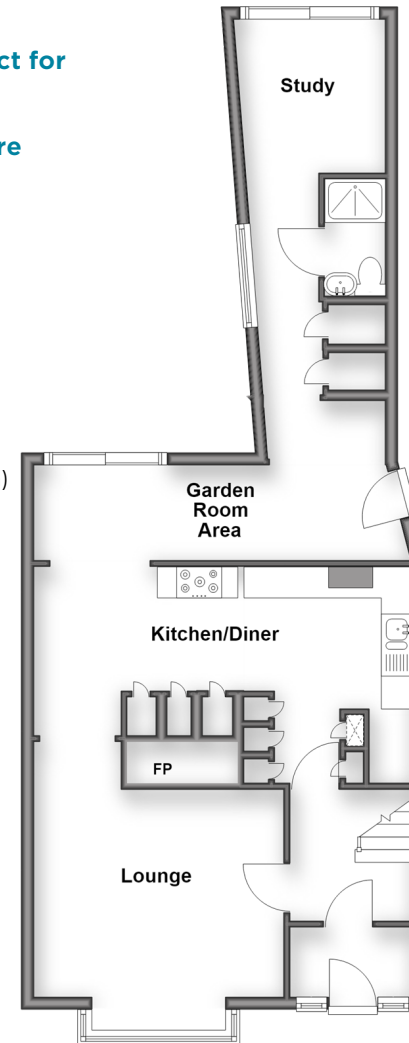
FIRST FLOOR

Landing
Bedroom 1: 12'3 x 10'9 (3.74m x 3.28m)
Bedroom 2: 12'3 x 8'8 (3.74m x 2.64m)
Bedroom 3: 8'7 x 8'0 (2.62m x 2.44m)
Bathroom

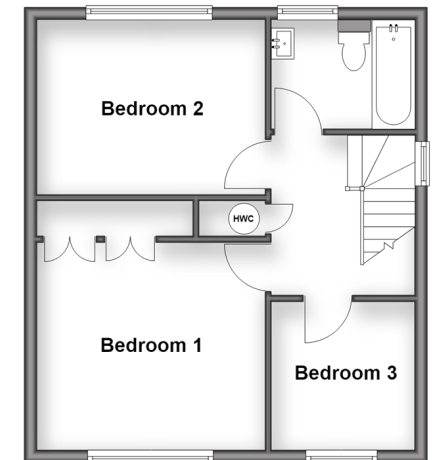
OUTSIDE

Front Garden
Rear Garden
Driveway

Ground Floor
Approx. 68.7 sq. metres (739.3 sq. feet)



First Floor
Approx. 42.7 sq. metres (459.1 sq. feet)



Call Sittingbourne - 01795 427272 ■ wardsofkent.co.uk

- If buying to rent, please check if Local Authority licensing schemes apply before proceeding
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease



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