



Guide Price £210,000

Cecil Avenue, Sheerness



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# Summary of Cecil Avenue

\*\*\*Guide Price £210,000 - £230,000\*\*\*

This well-presented two-bedroom terraced home offers an excellent opportunity for buyers seeking a move-in ready property with generous living space and a practical layout.

## Key Features

- Recently decorated throughout, offering a fresh, modern feel and ready for immediate move-in
- Spacious bay-fronted lounge filled with natural light, creating a warm and inviting living space
- Separate dining room ideal for entertaining guests or family dining
- Well-proportioned kitchen with ample storage and direct access to the rear garden
- Two generous double bedrooms providing flexible living or working space
- Large rear garden with excellent potential for outdoor entertaining or landscaping
- Practical and well-laid-out floorplan maximising space and functionality
- Ideal opportunity for first-time buyers, small families, or investors
- EPC C (70)
- Council Tax Band B



## Property Overview

This well-presented two-bedroom terraced home offers an excellent opportunity for buyers seeking a move-in ready property with generous living space and a practical layout.

Recently decorated throughout, the ground floor features a bright and welcoming lounge to the front, complete with a bay window that enhances natural light and creates a comfortable living environment. To the rear, a spacious dining room provides the perfect setting for family meals or entertaining guests, with easy access through to the separate kitchen. The kitchen is well-proportioned and functional, offering ample storage and workspace, with direct access to the rear garden.

Upstairs, the property comprises two good-sized bedrooms, both offering plenty of space for furnishings and storage. A family bathroom is conveniently located off the landing, fitted with essential amenities.

Externally, the property benefits from a large rear garden, ideal for outdoor relaxation, gardening, or future landscaping potential. The home also includes useful storage areas, enhancing practicality for everyday living.

Key selling points include a beautifully refreshed interior that's ready to move straight into, a bright and airy bay-fronted lounge full of character, a generous separate dining room perfect for hosting and everyday living, two spacious and versatile bedrooms, a well-laid-out kitchen with direct garden access, and an impressive large rear garden offering fantastic potential for outdoor entertaining or future enhancement, all brought together by a practical and highly liveable layout with valuable built-in storage.

Situated in a convenient residential location, the property is well placed for local amenities, transport links, and schools, making it a strong choice for first-time buyers, small families, or investors alike.

## About The Area

Cecil Avenue is ideally positioned within a well-established residential neighbourhood, offering a great balance of convenience and community feel. The area is well-served by a range of local amenities, including nearby shops, supermarkets, and everyday essentials, all within easy reach for day-to-day living.

For commuters, there are excellent transport links close by, with regular bus routes and accessible road connections providing straightforward travel to surrounding towns and city centres. This makes the location particularly appealing for those needing to commute for work while still enjoying a quieter

home environment.

The area also benefits from a selection of local schools and green spaces, making it a practical choice for families and those who enjoy outdoor leisure. Parks and open areas nearby provide opportunities for walking, recreation, and relaxation.

Overall, this is a convenient and well-connected location that combines accessibility with a welcoming residential setting, appealing to a wide range of buyers.

## Lounge

4.7 x 4.3 (15'5" x 14'1")

## Dining Room

4.3 x 3.3 (14'1" x 10'9")

## Kitchen

3.4 x 1.8 (11'1" x 5'10")

## Bedroom One

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

## Bedroom Two

3.3 x 2.7 (10'9" x 8'10")

## Bathroom

2.4 x 1.6 (7'10" x 5'2")

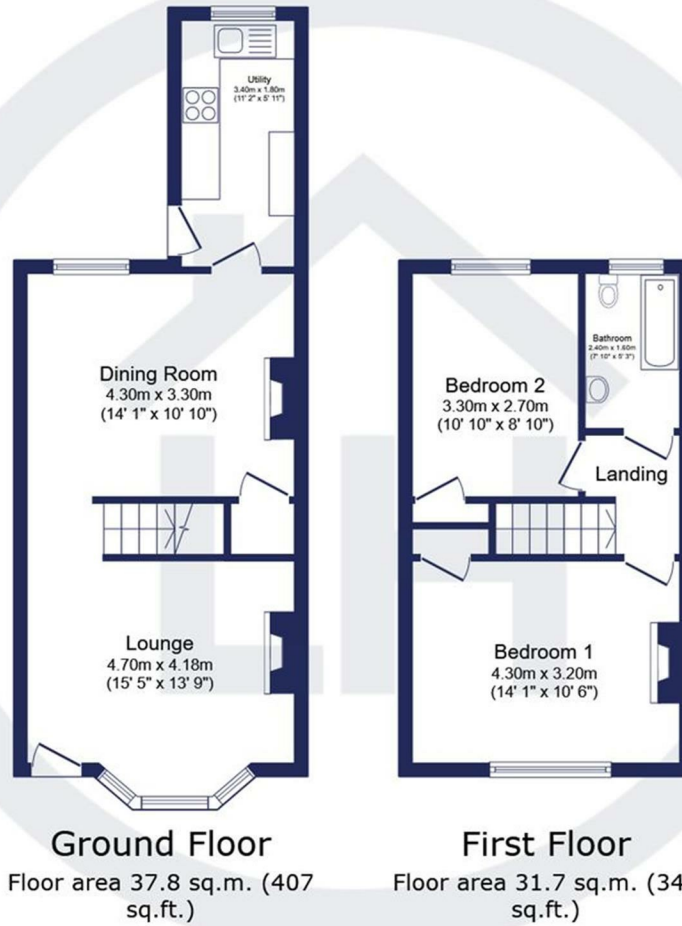
## About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

**-Let's Keep It Local, Let's Keep It Lambornhill**



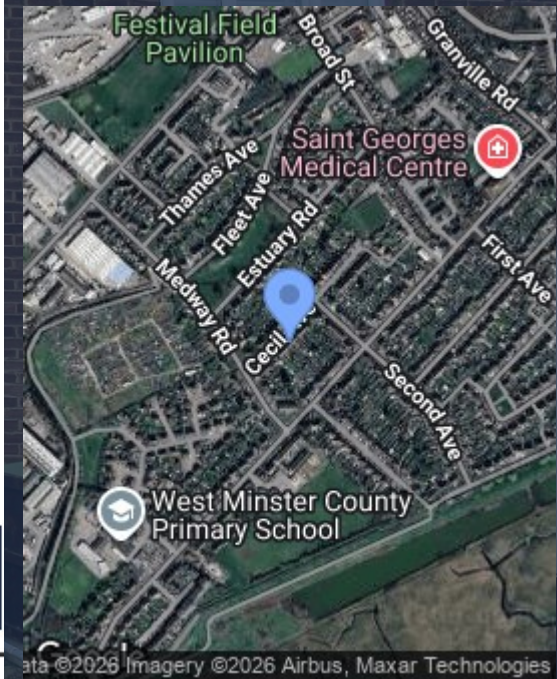


Total floor area: 69.4 sq.m. (747 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		<b>69</b>	<b>73</b>
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



LambornHill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.

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