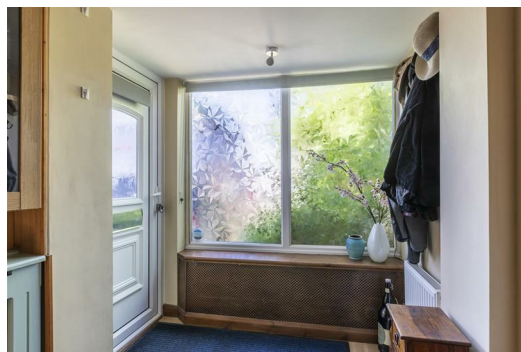




SAXON SHORE
— ESTATE AGENTS —



12 Roundel Close, Sittingbourne, ME9 9ST

Offers in excess of £260,000

Introducing this two bedroom, semi detached house on Roundel Close in Teynham. Located in quiet cul-de-sac in a popular village directly in between Sittingbourne and Faversham, within walking distance to local amenities and the train station.

Accommodation spans across three floors and comprises an entrance hall, a well appointed kitchen, a spacious lounge with a working wood burner and french doors that open onto the garden and a W/C to the ground floor.

Upstairs on the first floor are two good sized bedrooms and a full bathroom.

On the second floor is a loft room currently used as a gym/extra storage space.

Outside to the front is a large driveway and a garage providing ample off street parking. To the rear is a generous, sunny garden with several sheds.

Don't miss your chance to make this house, your new home. Contact us to arrange a viewing!

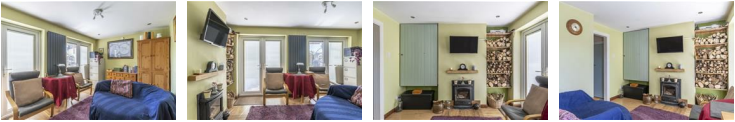
Entrance Hall
3'7" x 5'10" (1.1 x 1.78)



Hallway



Lounge
15'1" x 9'0" (4.61 x 2.76)



Kitchen
9'0" x 14'0" (2.76 x 4.29)



WC
4'3" x 2'6" (1.32 x 0.78)

Landing

Bedroom 1
9'1" x 15'1" (2.77 x 4.61)



Bathroom
5'1" x 8'11" (1.55 x 2.73)



Bedroom 2
8'11" x 9'0" (2.74 x 2.76)



Loft Room
14'9" x 14'1" (4.52 x 4.3)

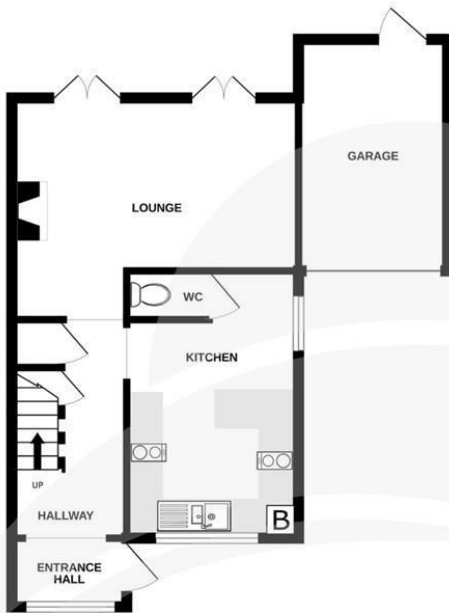


Garage

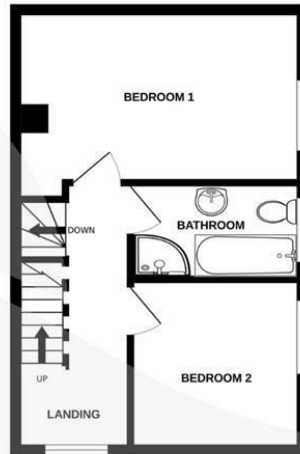
Garden



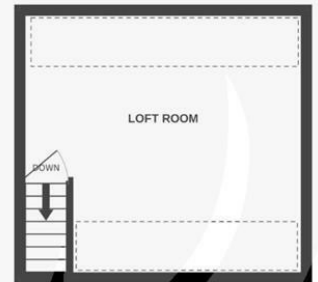
GROUND FLOOR
43.1 sq.m. (464 sq.ft.) approx.



1ST FLOOR
32.4 sq.m. (349 sq.ft.) approx.



2ND FLOOR
19.8 sq.m. (213 sq.ft.) approx.



TOTAL FLOOR AREA : 95.3 sq.m. (1026 sq.ft.) 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		68	76
		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales			
		EU Directive 2002/91/EC	