



**Connells**

Cambria Walk Charlotte Street  
Sittingbourne



### Property Description

**\*\*Guide Price £300,000 - £325,000\*\***  
Connells are delighted to offer this beautifully presented three-bedroom terraced home to market which boasts modern living throughout and is perfectly suited for families, first-time buyers, or commuters.

The ground floor features a welcoming entrance, a spacious lounge ideal for relaxing or entertaining, and a convenient downstairs WC. The contemporary layout flows well into a well-designed living space, creating a bright and comfortable environment.

Upstairs, the property boasts three well-proportioned bedrooms, including a generous master bedroom with its own en suite shower room. A modern family bathroom serves the remaining bedrooms, all finished to a high standard.

Externally, the home benefits from a low-maintenance garden-perfect for those seeking outdoor space without the upkeep-as well as a private driveway providing parking for two cars.

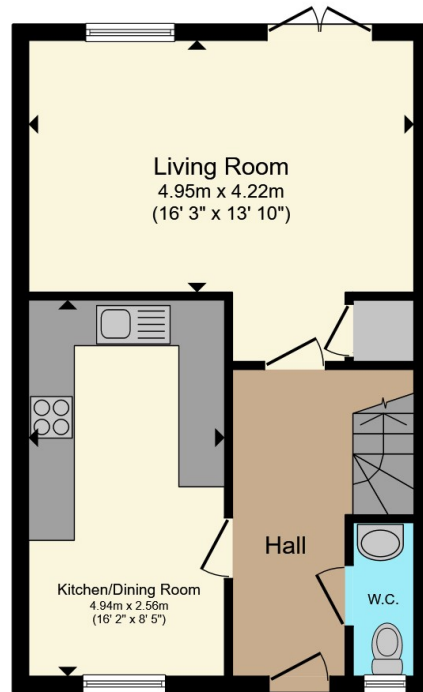
Situated close to Sittingbourne train station and local amenities, this property combines style, practicality, and a highly convenient location.



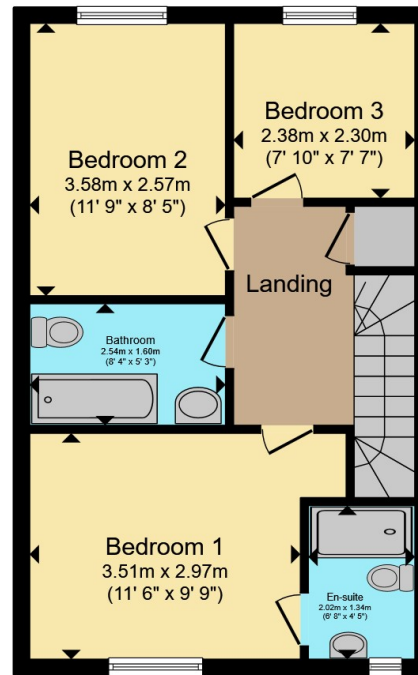








**Ground Floor**



**First Floor**

Total floor area 84.3 m<sup>2</sup> (908 sq.ft.) approx

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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](http://www.propertybox.io)



To view this property please contact Connells on

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68 High Street  
SITTINGBOURNE ME10 4PB

EPC Rating: B Council Tax  
Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/SIT104269](http://connells.co.uk/Property/SIT104269)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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