



**Guide Price**  
**£300,000**

**Freehold**

3x  1x  1x 

**Orchard Drive,  
Newington,  
Sittingbourne, Kent,  
ME9**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Well presented family or first time home
- Generous sized rooms with a modern fitted kitchen/diner
- Low maintenance rear garden
- Parking on the driveway
- Situated in a quiet cul-de-sac location close to shops, transport links and various amenities

## Accommodation

### GROUND FLOOR

Porch  
Entrance Hall  
Lounge : 14'9 x 10'9 (4.50m x 3.28m)  
Kitchen/Diner: 17'7 x 8'10 (5.36m x 2.69m)

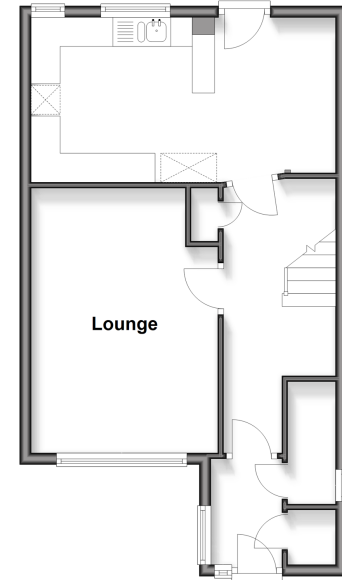
### FIRST FLOOR

Landing  
Bedroom 1 : 12'0 x 9'0 (3.66m x 2.75m)  
Bedroom 2 : 10'0 x 9'0 (3.05m x 2.75m)  
Bedroom 3 : 8'1 x 6'9 (2.47m x 2.06m)  
Bathroom

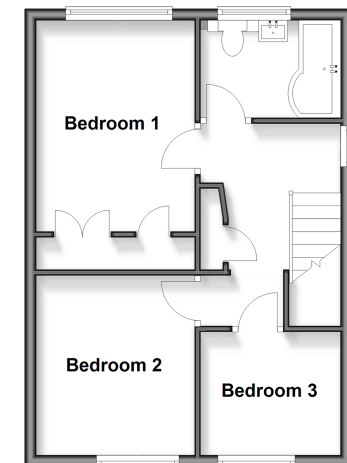
### OUTSIDE

Front Garden  
Rear Garden  
Driveway

**Ground Floor**  
Approx. 43.6 sq. metres (469.6 sq. feet)



**First Floor**  
Approx. 39.5 sq. metres (425.0 sq. feet)



**Call Rainham - 01634 373531 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 50% less, by purchasing a Lifetime Lease.



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