Connells

Wadham Place
Sittingbourne

# Wadham Place
# Sittingbourne ME10 4LZ

for sale guide price
**£240,000**

## Property Description

**GUIDE PRICE £240,000 - £260,000** Connells are delighted to present this well-presented 2-bedroom end-of-terrace home situated in the popular Wadham Place area of Sittingbourne. This modern property offers comfortable and practical living accommodation throughout, making it an ideal purchase for first-time buyers, small families or investors alike.

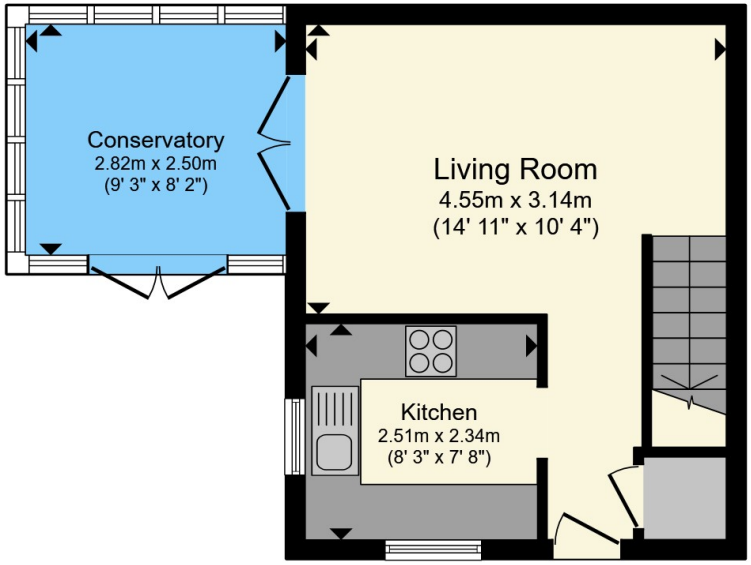
The ground floor comprises a bright and spacious lounge with ample space for both relaxing and dining, alongside a fitted kitchen offering a range of storage units and worktop space. Upstairs, the property benefits from two well-proportioned bedrooms and a contemporary family bathroom.

Externally, the home enjoys a private rear garden, perfect for outdoor entertaining or family use, together with the added advantage of allocated parking. Being an end-of-terrace property, it also benefits from additional privacy and side access.

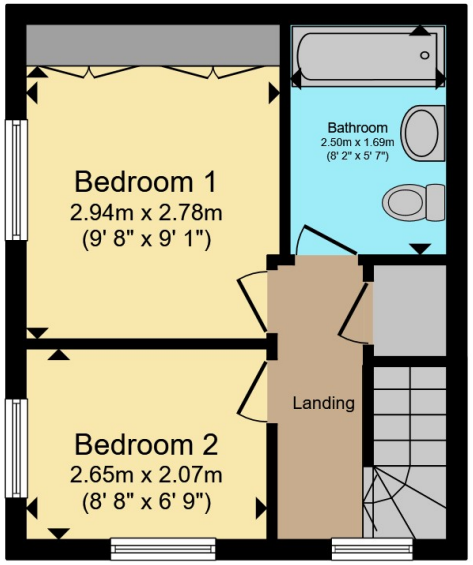
Conveniently located close to local schools, shops and everyday amenities, the property also offers excellent transport connections with easy access to Sittingbourne town centre, mainline railway station and nearby road links including the A2 and M2 motorway network. A fantastic opportunity to acquire a move-in-ready home in a sought-after residential location.

## Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.




**Ground Floor**




**First Floor**

Total floor area 58.3 m² (628 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

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68 High Street
SITTINGBOURNE ME10 4PB

EPC Rating: C

Council Tax
Band: B

Tenure: Freehold

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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.

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