



Bayford Road, Sittingbourne

£210,000


MARTIN & CO

Bayford Road, Sittingbourne

Date Available:

Deposit:

null

Council Tax Band: B

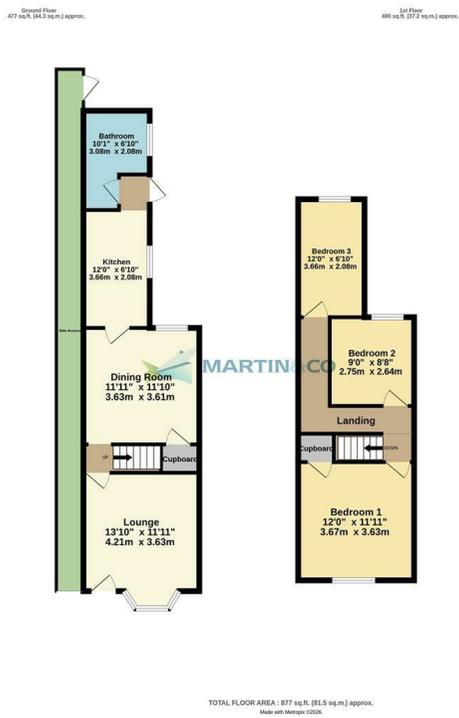
No Chain! This three-bedroom terraced house is for sale in Sittingbourne, Kent, and is presented in good condition. The property offers two reception rooms, providing flexibility for living and dining arrangements, along with a kitchen benefiting from natural light. The bedrooms comprise two doubles and one single, offering accommodation suited to families, first time buyers and investors. There is also a garden, adding useful outdoor space for relaxation or play.

Located in Sittingbourne, the property is well placed for local amenities including supermarkets, independent shops, cafés and everyday services in and around the town centre. Nearby schools include a range of primary and secondary options, making the area practical for households with children.

Sittingbourne railway station provides regular services to London Victoria, London St Pancras International and Dover Priory. Typical journey times are around 1 hour to London Victoria and approximately 1 hour 10 minutes via High Speed services to St Pancras, subject to timetable. The station also connects to Rainham, Gillingham and Faversham, supporting regional commuting.

Road links are convenient, with access to the A2 and A249 for routes towards the M2 and M20, offering connections to Maidstone, Canterbury and the wider Kent area. Sittingbourne also benefits from local parks and green spaces, as well as leisure facilities within the town and surrounding villages.

Council Tax: B



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	71
(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	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	73
(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

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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, Fixtures and Fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

