



 2  
Bedrooms

 1  
Bathroom

 1  
Receptions



- Terraced House
- Gas Central Heating
- 2 Bed house
- No Forward Chain
- Private Garden
- Ideal First Time Buy or BTL

**We are delighted to present this beautifully arranged two-bedroom terraced home, offering spacious living throughout and a private rear garden—perfect for first-time buyers, couples, or small families.**

Located in a popular residential area, this home benefits from excellent access to local amenities, schools, transport links and Sittingbourne town center.

**Ground Floor:**

- Bright and spacious lounge stretching the full length of the house – ideal for relaxing, entertaining, or creating separate living zones.
- Modern kitchen/diner with ample worktop space and a rear door leading directly to the garden.
- Contemporary bathroom, conveniently located on the ground floor, fitted with a bathtub and shower.

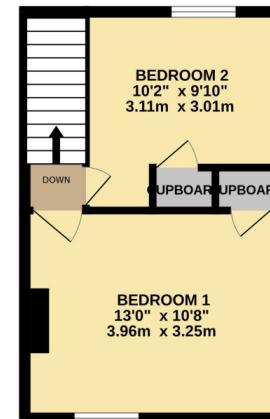
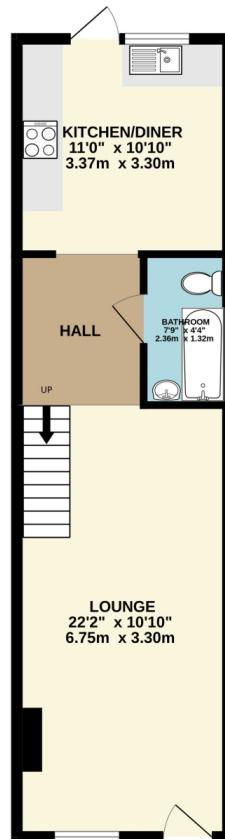
**First Floor:**

- Bedroom 1 – a generous double bedroom with plenty of natural light.
- Bedroom 2 – a comfortable second bedroom, ideal as a child's room, guest room, or home office.
- Additional built-in storage cupboards on the landing.

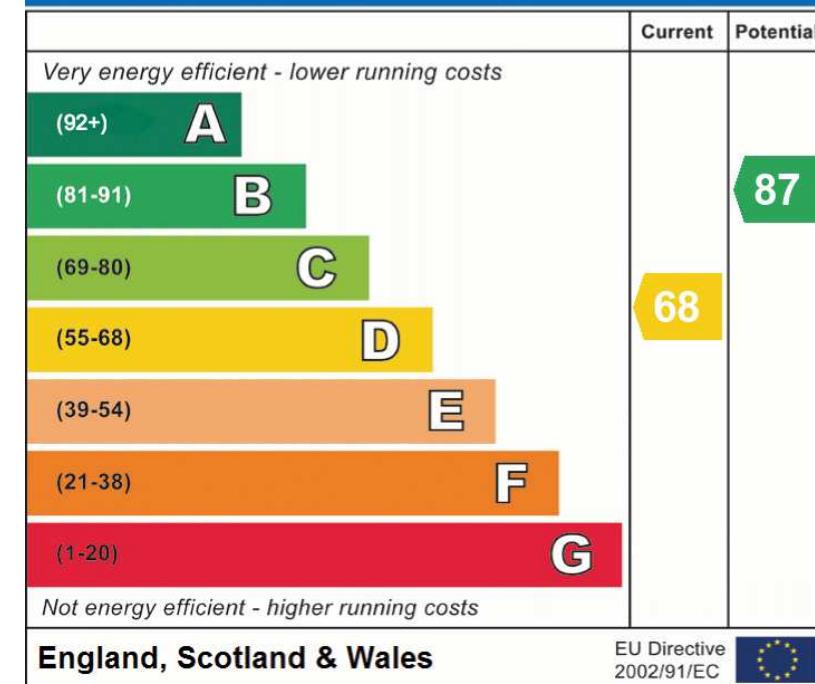
The property boasts a good-sized private garden, perfect for summer evenings, outdoor dining, and family time.

GROUND FLOOR  
440 sq.ft. (40.9 sq.m.) approx.

1ST FLOOR  
268 sq.ft. (24.9 sq.m.) approx.



## Energy Efficiency Rating



Address: St. Pauls Street, Sittingbourne, Kent. ME10 2LA

TOTAL FLOOR AREA: 708 sq.ft. (65.8 sq.m.) approx.  
Whilst every attempt has been made to ensure accuracy of these floor plans, 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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Homes**