

*Family
Homes*

Offers in excess of £230,000

Fielder Close, ME10 3PJ




 3

Bedrooms

 1

Bathroom

 1

Receptions



- Terraced House
- Quiet Residential Area
- Spacious Living Space
- Walking Distance To Schools
- Under 8 Miles To M2
- Rear Access
- Landlords Only as Tenant in Situ
- 1.5 Miles To Mainline Train Station
- Council Tax: B

Brilliant schools on your doorstep, quiet residential area for your family! This is a fantastic opportunity to add a wonderful home with a long term tenant to portfolio currently returning 5.8%. With three bedrooms, upstairs bathroom and modern kitchen this is a must view property.

Accommodation:

Internally this property is of a great size, comprising a large living room and open plan kitchen/dining area to the ground floor. To the first floor are the 3 bedrooms, this style of property means you get 2 really good size doubles and a single, the first floor is completed with a family bathroom featuring toilet basin and shower over bath.

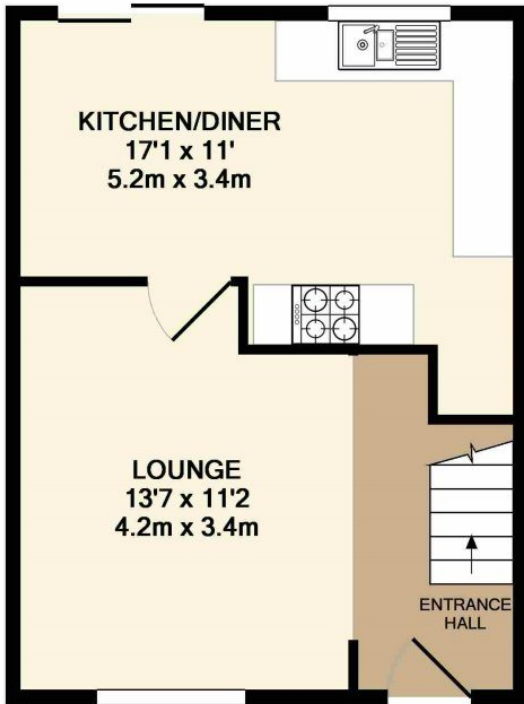
Outside Space:

Externally you will find a low maintenance rear garden offering rear access from a block of garages. The property comes with a Garage and there are parking spaces by the block of garages, on street parking is also available at the end of the walk way. To the front of the property is a well presented garden with combination of laid to lawn and low maintenance area.

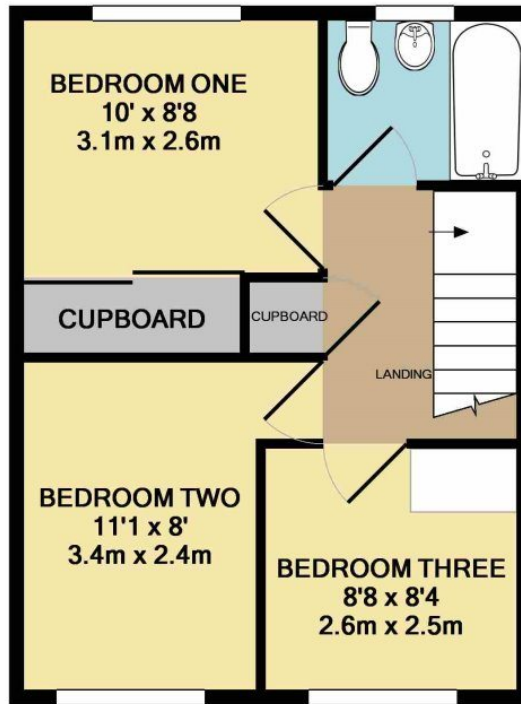
Local Information:

Fielder Close is a walkway located off Oak Road so has no passing traffic, as well as this you are within walking distance of local schools so is ideally suited towards families; schools include Sunnybank Nursery and Primary School while The Sittingbourne School is your closest Secondary School (1.3 miles drive). For commuters you will benefit from quick access onto major roads such as the A2,A249 and M2 which all lie within 8 miles. Also Sittingbourne has a mainline train station meaning you can set foot in London within 1 hour and Dover within 40 minutes. Other locational benefits include a nearby convenience store while larger supermarkets can be found towards the town centre.

To arrange your viewing please contact Family Homes directly on 01795 473434



GROUND FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.6 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 373 SQ.FT.
(34.6 SQ.M.)

TOTAL APPROX. FLOOR AREA 745 SQ.FT. (69.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, 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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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(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	EU Directive 2002/91/EC	89

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(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	EU Directive 2002/91/EC	91

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