



**Guide Price**  
**£325,000**

**Freehold**

3x  1x  1x 

**Fallowfield,  
Sittingbourne, Kent,  
ME10**

**OVER 60?**

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

*Wards*  
Helping you move forwards



## Main features

- In a cul-de-sac location
- Large driveway and garage
- Neutral decor throughout
- Walking distance to local schools, shops and amenities
- Chain free

## Accommodation

### GROUND FLOOR

Hallway

Lounge: 15'5 x 14'9 (4.70m x 4.50m)

Kitchen/Diner: 15'5 x 14'9 (4.70m x 4.50m)

### FIRST FLOOR

Landing

Bedroom 1: 13'1 x 9'0 (3.99m x 2.75m)

Bedroom 2: 10'7 x 7'4 (3.23m x 2.24m)

Bedroom 3: 7'9 x 7'1 (2.36m x 2.16m)

Bathroom

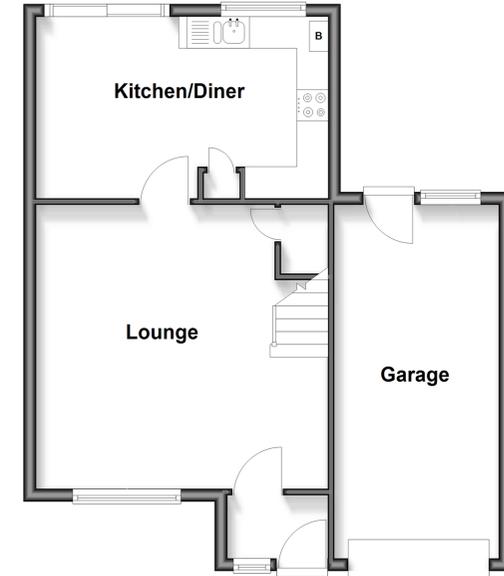
### OUTSIDE

Driveway

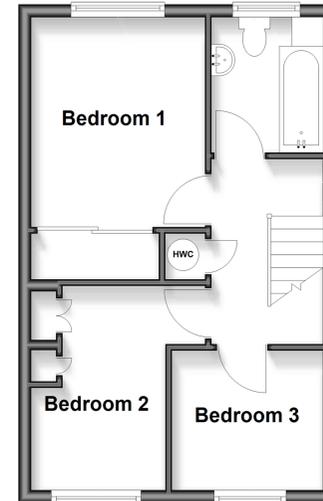
Garage

Rear Garden

**Ground Floor**  
Approx. 51.9 sq. metres (558.2 sq. feet)



**First Floor**  
Approx. 34.8 sq. metres (375.0 sq. feet)



**Call Sittingbourne - 01795 427272 ■ [wardsof Kent.co.uk](http://wardsof Kent.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 59% less, by purchasing a Lifetime Lease



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