



Connells

Simpson Road
Sittingbourne

Simpson Road Sittingbourne ME10 1QD

for sale offers over
£260,000



Property Description

Located in a sought-after area of Sittingbourne, this two-bedroom terraced home presents an excellent opportunity for first-time buyers, investors, or those looking to downsize.

The ground floor comprises a generous lounge/diner, providing ample space for both relaxation and entertaining, along with a fitted kitchen offering a range of storage and worktop space.

To the first floor are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from an enclosed rear garden, ideal for outdoor enjoyment, while to the front there is a private driveway providing off-road parking.

Conveniently situated close to local amenities, schools, and transport links, this property is offered to the market with no forward chain, allowing for a smooth and straightforward purchase.

Viewing is highly recommended

Entrance Hall

Lounge/Diner

Kitchen

Bedroom 1

Bedroom 2

Bathroom

Driveway

Rear Garden

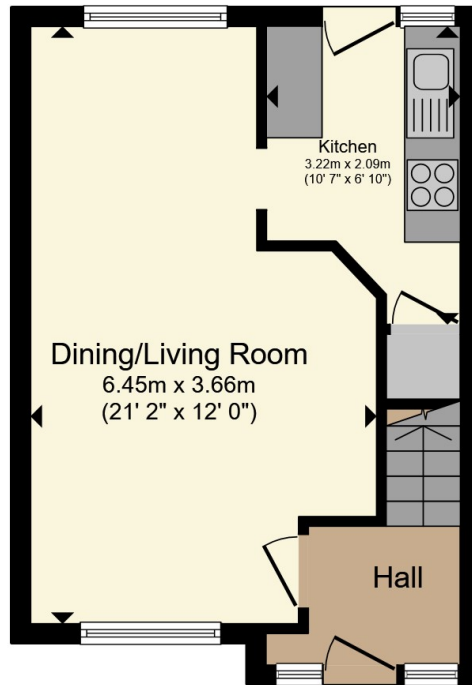
Agent Note

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.

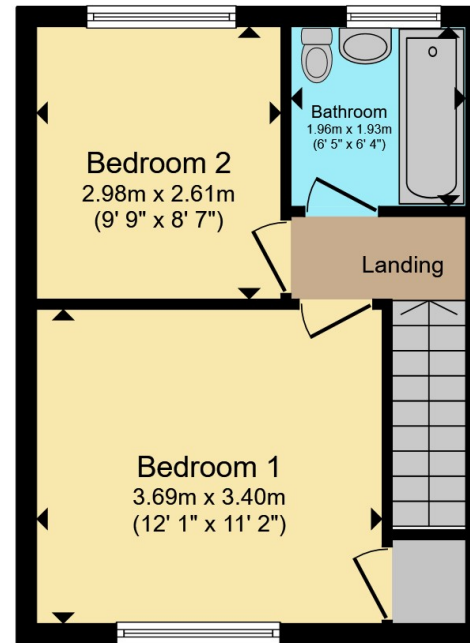








Ground Floor



First Floor

Total floor area 60.7 m² (653 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

Connells

To view this property please contact Connells on

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68 High Street
 SITTINGBOURNE ME10 4PB

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SIT104441



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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