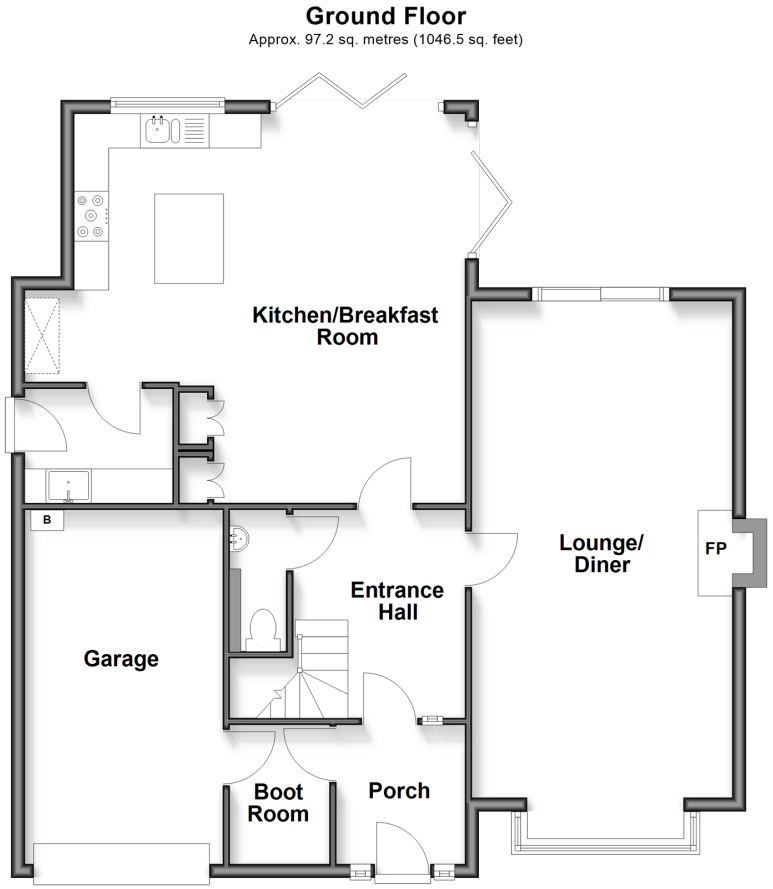
**OVER 60?**
Secure this property for up to **59% less!***

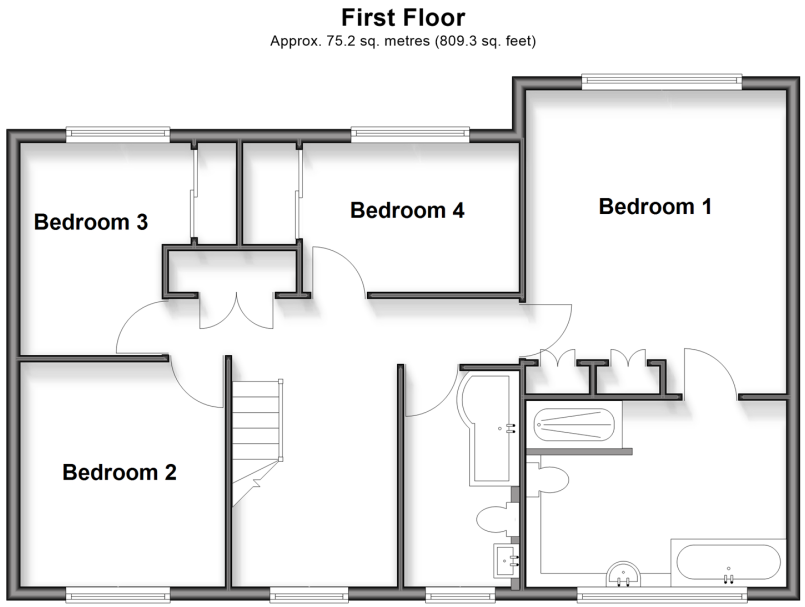
## Guide Price
## £575,000
## Freehold

4x 2x 1x

**The Street, Newnham, Sittingbourne, Kent, ME9**

Wards
Helping you move forwards




## Accommodation

### GROUND FLOOR

Porch
Boot Room: 6'5 x 4'7 (1.96m x 1.40m)
Entrance Hall
Cloakroom
Lounge/Diner: 24'1 x 12'5 (7.35m x 3.79m)
Kitchen/Breakfast: 20'2 x 18'5 (6.15m x 5.62m)
Utility Room: 7'4 x 5'2 (2.24m x 1.58m)

### FIRST FLOOR

Landing
Bedroom 1: 14'8 x 12'5 (4.47m x 3.79m)
En-Suite Bathroom
Bedroom 2: 10'6 x 9'6 (3.20m x 2.90m)
Bedroom 3: 10'5 x 7'5 (3.18m x 2.26m)
Bedroom 4: 10'5 x 7'4 (3.18m x 2.24m)
Bathroom

### OUTSIDE

Front Garden
Integral Garage
Rear Garden

## Main features

- In a sought-after desirable village
- Located within a conservation area
- Garage plus generous off-road parking for numerous vehicles
- Maintained in excellent, move in condition
- Peaceful, attractive surroundings

### Nearest Schools

Primary: Eastling 1.0 miles, Lynsted and Norton 2.2 miles, Teynham Parochial C of E 3.1 miles  Secondary: The Abbey School 3.8 miles, Sittingbourne Community College 3.9 miles, Queen Elizabeth Grammar 5.2 miles, Highsted Grammar 7.1 miles, Borden Grammar 7.3 miles

### Transport Information

Train Stations: Faversham 5.1 miles, Harrietsham 6.2 miles, Sittingbourne 7.7 miles

### Address

The Street, Newnham, Sittingbourne, Kent, ME9

### Directions

For directions to this property please contact us.

Wards
Helping you move forwards

**Call Sittingbourne Branch 01795 427272 ■ wardsofkent.co.uk**

The Property Ombudsman

INVESTORS IN PEOPLE

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale

EPC RATING | CURRENT: C(70) | POTENTIAL: B(83)

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