

## Barrow Grove, Sittingbourne, Kent

Driveway for 2 vehicles | Council tax band B | Loft room/study | Close to local amenities | Chain free

Asking Price: **£285,000**



# Barrow Grove, Sittingbourne, Kent



## DESCRIPTION:

OFFERED CHAIN FREE!

FOR SALE is this fantastic 4 bedroom property situated on the favoured south side of Sittingbourne within easy walking distances of popular local Primary and Secondary schools.

This property includes an extended diner, kitchen, lounge, family bathroom and a separate WC, plus a loft room which can be used as a study. Other features include off road parking and a good sized rear garden.

In need of minor re-modernisation, this property is perfect for first time buyers looking to put their own stamp on their first home or investors looking to refurbish as a Buy to Let property or a HMO.

As you enter the property through the porch you go into the hallway, from here you can access the lounge, the kitchen and downstairs bathroom. The lounge is at the front of property and is comfortably large enough for a 3 piece suite. There is a chimney breast in the centre which is ideal to hang a large TV on the wall.

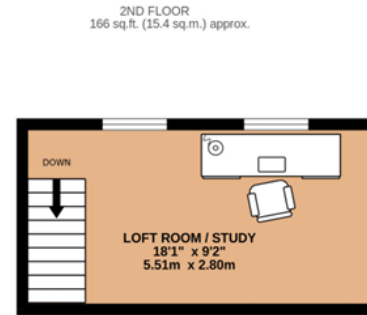
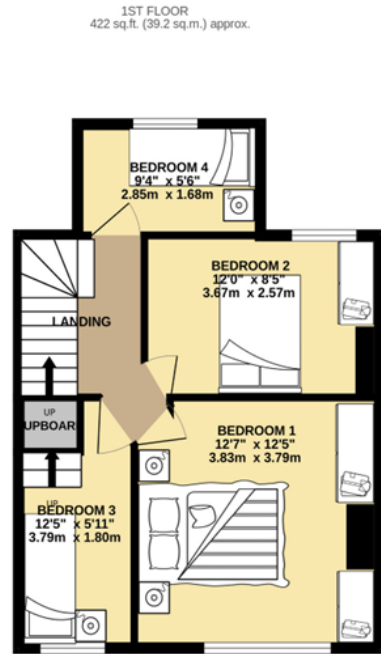
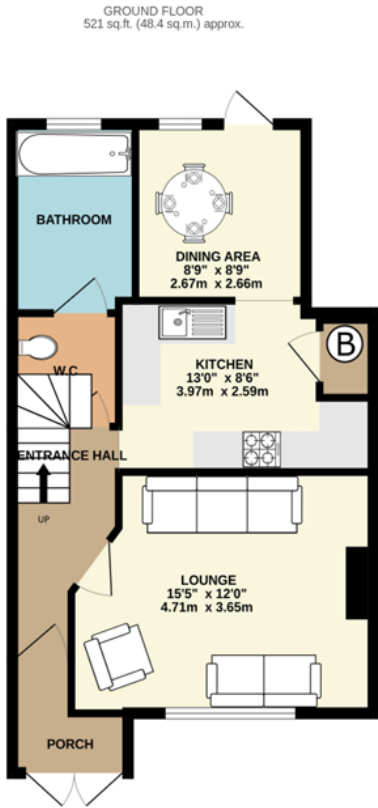
The downstairs bathroom is split into 2 which forms part of an extension to the rear of the property, the first room contains the toilet and wash basin and the rear part has the bath and shower in. The kitchen has a large double burner cooker which the vendors are happy to leave for the new owners. There is a solid cupboard in the corner of the kitchen which houses the boiler and gas meter.

The kitchen leads into the dining area where a table and chairs fit quite comfortably. The back door is located here for access to the garden area. All the sheds in the garden will be removed for the new owners. Upstairs are two double bedrooms and two single bedrooms. The 4th bedroom at the front of the property, has stairs through which you can access the loft room. In the loft room there are two velux windows which have a lovely view over Sittingbourne.

This really is a great property, the vendors have enjoyed this property for many years and will make a perfect family home. Check out our 360 tour where you can take a virtual look around the property. We are also happy to offer accompanied viewings at a time to suit you.







Do you have a property  
**to sell or let?**

If you are thinking of selling your home or just curious to discover the value of your property, we would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local office we can arrange a Market Appraisal.

# Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>72</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**DISCLAIMER**  
These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

