



15 Cambridge Road, Sittingbourne

In Excess of £265,000



15 Cambridge Road

Sittingbourne, Sittingbourne

TWO BEDROOM MID-TERRACE HOUSE!

Miles & Barr are pleased to present to the market this two-bedroom house. As you approach the property you are greeted with off street parking for two cars.

As you enter the property you go through a porch leading into the hallway. Downstairs consists of a modern kitchen / diner to the rear and a large front reception room. Upstairs you have two double bedrooms with built in wardrobes and a three-piece family bathroom. Externally to the rear the property benefits from plenty of outside storage but also a large outside cabin with power which can be utilised as a workshop, office, or gym area.

We highly recommend viewing this property to appreciate all on offer. The property lends itself to be a perfect first time buy or wonderful investment opportunity.

- Ideal First Time Buy
- Two Bedrooms
- Outside Cabin
- Off Street Parking





Entrance
Leading to

Kitchen / Diner
16' 7" x 11' 1" (5.06m x 3.39m)

Lounge
Leading to

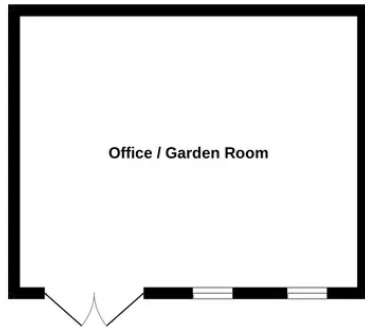
First Floor
Leading to

Bathroom
5' 11" x 6' 11" (1.81m x 2.12m)

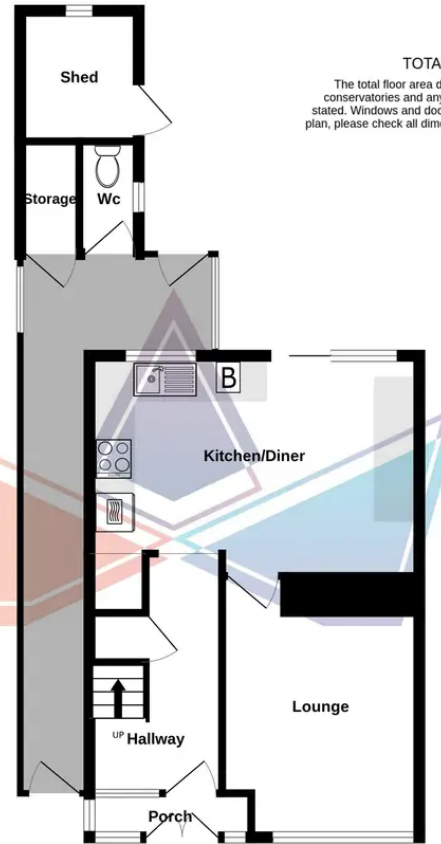
Bedroom
11' 0" x 9' 11" (3.35m x 3.03m)

Bedroom
11' 3" x 14' 3" (3.43m x 4.34m)



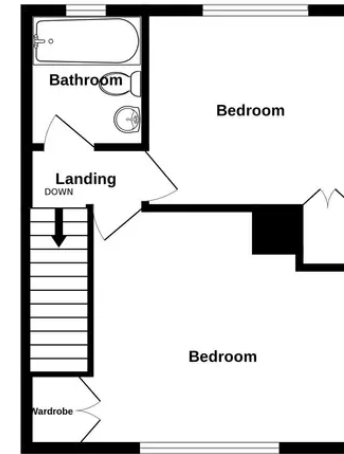


OFFICE / GARDEN ROOM
22.7 sq.m. (245 sq.ft.) approx.



GROUND FLOOR
42.1 sq.m. (454 sq.ft.) approx.

TOTAL FLOOR AREA : 97.7 sq.m. (1052 sq.ft.) approx.
The total floor area displayed above includes all areas shown and will therefore include garages, conservatories and any outbuildings. This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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1ST FLOOR
32.9 sq.m. (354 sq.ft.) approx.

Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure