



Emerald Crescent, Sittingbourne, Kent

Allocated Parking | Excellent Transport Links | Modern décor throughout | End of Terraced House | Two Bedrooms | Kitchen/Diner | Downstairs Cloakroom | Ideal First Time Buy

Asking Price: **£280,000 (Offers In Excess Of)**



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DESCRIPTION

We are pleased to offer for sale this lovely two-bedroom end-of-terrace family home situated in the desirable Sonora fields estate.

This property boasts off-road allocated parking, a downstairs WC, a spacious lounge with hardwood flooring, and a kitchen with a dining area, including a built-in oven and gas hob. Moreover, a large storage cupboard is located under the stairs.

The triangular-shaped garden features a patio area ideal for outdoor dining, a sizable lawn, and a shed.

Upstairs, the master bedroom situated at the rear of the property benefits from built-in fitted wardrobes. The second bedroom, located at the front, also has a built-in cupboard.

The family bathroom features a good-sized bath with a built-in shower.

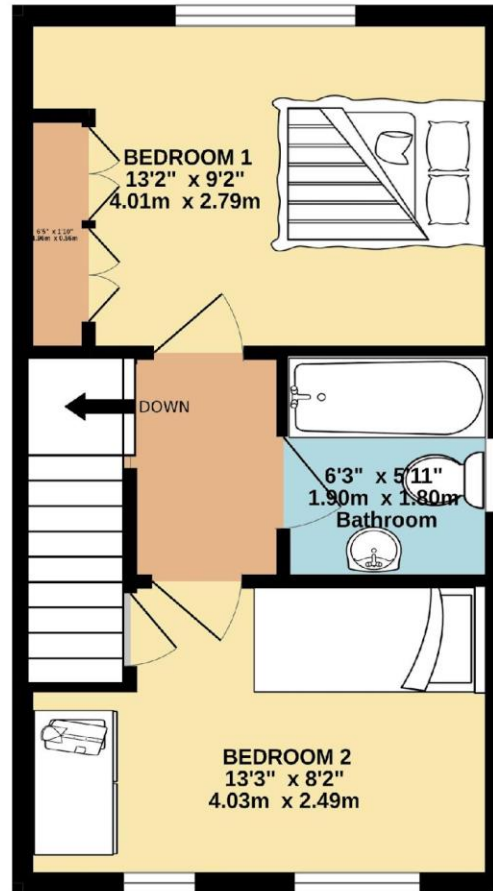
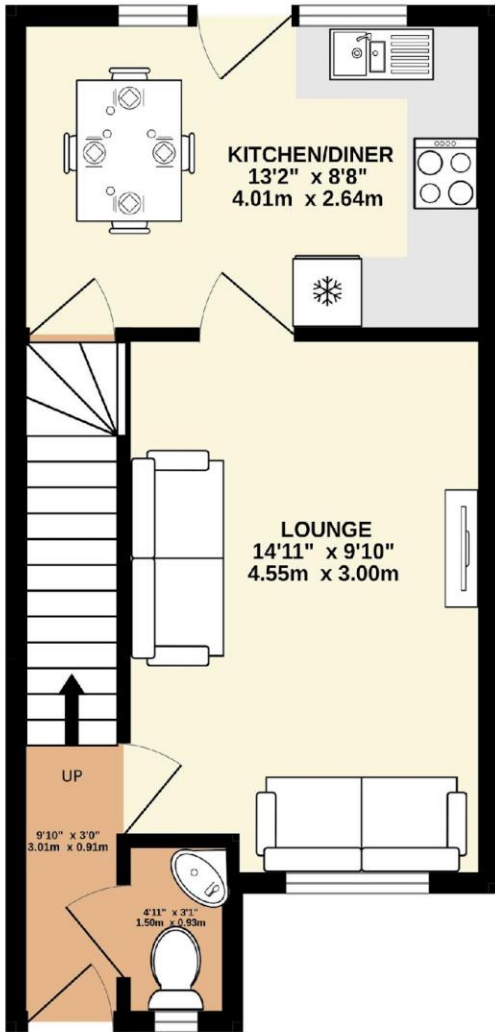
The current owners have enjoyed living in this charming home, raising their children.

We believe this is an ideal family home that can be occupied immediately without any additional expenses, or a perfect fit for first-time buyers seeking a prompt move-in with minimal expenses.

Viewings are available now, including evenings and weekends.







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.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		89
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

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