



Allenby Walk, Sittingbourne, Kent

Garage En-Block | Excellent Transport Links | Ideal for First Time Buyers | Council Tax band C | End of Terraced House | Excellent Location | South-Facing Garden

Asking Price: **£275,000**



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DESCRIPTION:

Reardons are pleased to present for sale this delightful two-bedroom end-of-terrace home located in the sought-after Grove Park Estate.

This property, Allenby Walk, enjoys the advantage of being free from outside traffic, which contributes to making it a peaceful and charming road.

This property benefits from a generous sized lounge/diner with elegant hardwood flooring, a well-appointed kitchen, and a cosy south-facing rear garden, perfect for enjoying those summer evenings.

Additionally, the property features a garage, where you can park out the front, and a shed, ideal for individuals seeking additional storage space.

The first floor is naturally well-lit and comprises of a landing, two well-proportioned bedrooms, newly grey carpet installed throughout, and a spacious bathroom equipped with a bath and shower.

Situated near primary schools, local amenities and the A249, for easy access to the motorway, linking you to the M2 and M20 motorways to London and the coast. We strongly believe that this property is the perfect family home, ready for immediate occupancy without requiring extra expenses. It is also an excellent choice for first-time buyers looking for a quick move-in with minimal costs.

Approximately 1 mile away is the town centre where you can find an array of shops, restaurants and bars, as well as the mainline station with regular services to London.

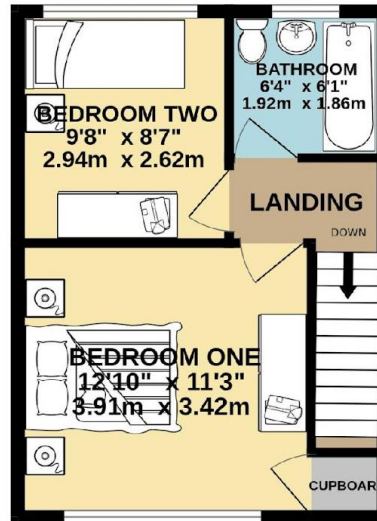
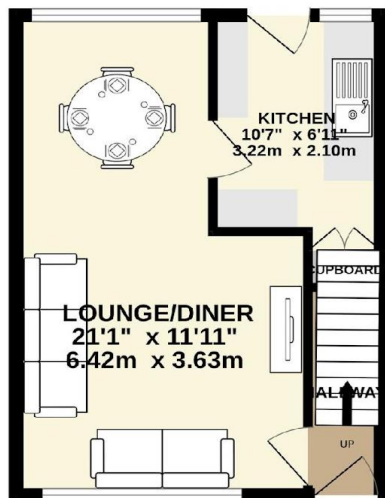
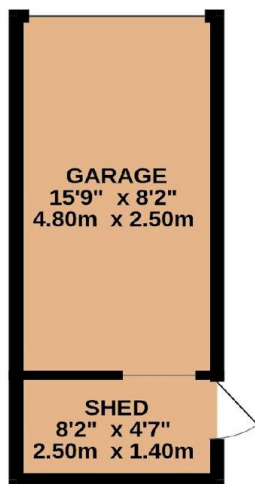
Council Tax band: C

Viewings are now available, including appointments evenings and weekends. Check out our virtual 360 tour.

Do not miss out on the opportunity to make this house your home!









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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | 90 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 57 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| 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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