



HAWKESFORD JAMES



Ufton Lane

Sittingbourne, Kent, ME10 1JA

price: £220,000



IN NEED OF MODERNISATION | Conveniently situated within easy reach of Sittingbourne's town centre, mainline railway station, and a variety of schools, this three-bedroom terraced home is ideally situated for families and commuters alike.

The internal accommodation needs modernisation throughout and comprises a lounge, dining room, kitchen, lobby, and a bathroom. The first floor comprises a landing and three bedrooms.

Further features include gas fired central heating via a Worcester boiler which has been installed in recent years, and gardens to the front and rear.

Ufton Lane is approximately 0.5 miles from the mainline railway station and town centre, offering a range of nearby amenities.

Sittingbourne is approximately 17 miles from Canterbury and within 45 miles of London. Railway links to London Victoria and HS1 to St. Pancras International means the town has become a popular choice for commuters.

The town offers a variety of leisure facilities including Swallows Leisure Centre, the New Century Cinema, the Avenue Theatre, the light railway, a heritage railway that operates from Sittingbourne to the banks of the Swale, and a new cinema complex.



GROUND FLOOR
418 sq.ft. (38.7 sq.m.) approx.



1ST FLOOR
383 sq.ft. (35.5 sq.m.) approx.



TOTAL FLOOR AREA: 800 sq.ft. (74.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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