

2. It should not be assumed that the property has all necessary planning, building regulation or other consents and Harrison's Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise



24 Trinity Road
Sittingbourne
ME10 2HG

SPACIOUS SEMI-DETACHED HOUSE IN NEED OF SOME MODERNISATION AND OFFERED WITH NO FORWARD CHAIN! The property offers plenty of potential and benefits from having a 53' (approx) south westerly rear garden and off road parking to the front. The property is located within a short distance from Milton High Street, a number of primary schools and the Kings Ferry Commuter pick up and drop off point, whilst being a short distance from Sittingbourne Town Centre/Mainline Station and easy access to the A249/Maidstone & M2 to Canterbury & coast, Medway towns, Ebbsfleet & London. WE ARE OPEN 7 DAYS A WEEK

- NO FORWARD CHAIN!
- Three Bedrooms
- Off Road Parking
- Approx. 53' South Westerly Rear Garden
- Spacious Accommodation
- Easy Access to the A249/Maidstone & M2
- Short Distance from Sittingbourne Town Centre/Mainline Station
- In Need of Modernisation
- Plenty Of Potential
- EPC: D

| | |
|---------------|----------------------------|
| Entrance Hall | |
| Lounge | 14' x 11'8 (4.27m x 3.56m) |
| Kitchen | 13' x 9'9 (3.96m x 2.97m) |
| Dining Room | 9' x 7'7 (2.74m x 2.31m) |
| Landing | |
| Wetroom | |
| Bedroom One | 13'7 x 9'8 (4.14m x 2.95m) |
| Bedroom Two | 13'7 x 7'1 (4.14m x 2.16m) |
| Bedroom Three | 8'8 x 7'2 (2.64m x 2.18m) |
| Parking | Off road parking to front |



| Energy Efficiency Rating | | | Environmental Impact (CO ₂) Rating | | |
|---|-------------------------|-----------|---|-------------------------|-----------|
| | Current | Potential | | Current | Potential |
| Very energy efficient - lower running costs | | | Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | | (92 plus) A | | |
| (81-91) B | | | (81-91) B | | |
| (69-80) C | | | (69-80) C | | |
| (55-68) D | | | (55-68) D | | |
| (39-54) E | | | (39-54) E | | |
| (21-38) F | | | (21-38) F | | |
| (1-20) G | | | (1-20) G | | |
| Not energy efficient - higher running costs | | | Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | | England & Wales | EU Directive 2002/91/EC | |





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