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

proximate. The text photographs and plans are for guidance only and are not necessarily comprehensive.

They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are

Important Notice: Harrisons Residential, their clients any joint agents give notice that:

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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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows comes and any other items are approximate and no responsibility is taken for any error

TOTAL APPROX. FLOOR AREA 817 SQ.FT. (75.9 SQ.M.)

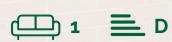
1ST FLOOR APPROX. FLOOR AREA 408 SQ.FT. (37.9 SQ.M.) GROUND FLOOR APPROX. FLOOR AREA 408 SQ.FT. (37.9 SQ.M.)















## **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

• Approx. 53' South

• Easy Access to the

· In Need of

• EPC: D

Modernisation

Westerly Rear Garden

A249/Maidstone & M2

- NO FORWARD CHAIN! Three Bedrooms
- Off Road Parking
- Spacious Accommadation
- Short Distance from Sittingbourne Town Centre/Mainline Station
- Plenty Of Potential

**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)

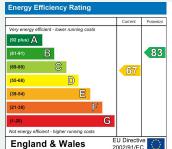
**Parking** 

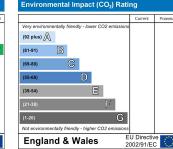
Off road parking to front

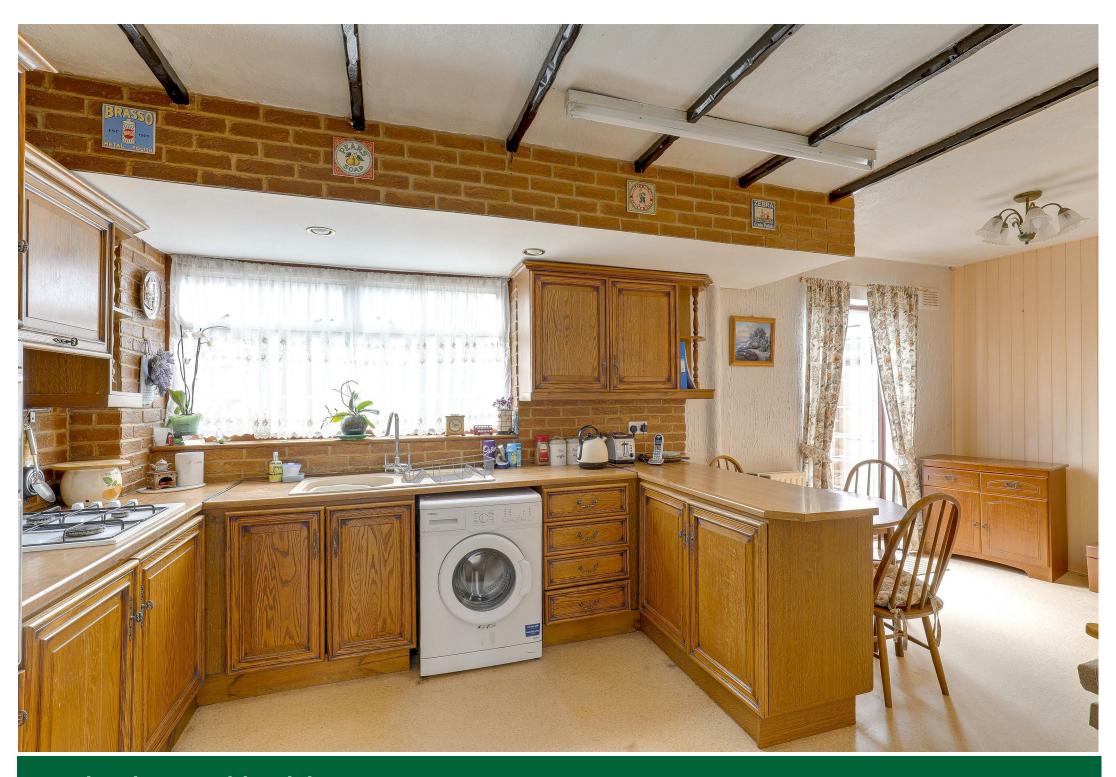
## **Viewing**

Strictly by appointment through the vendors agents HARRISONS RESIDENTIAL on 01795 474848











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