



Swanstree Avenue, Sittingbourne

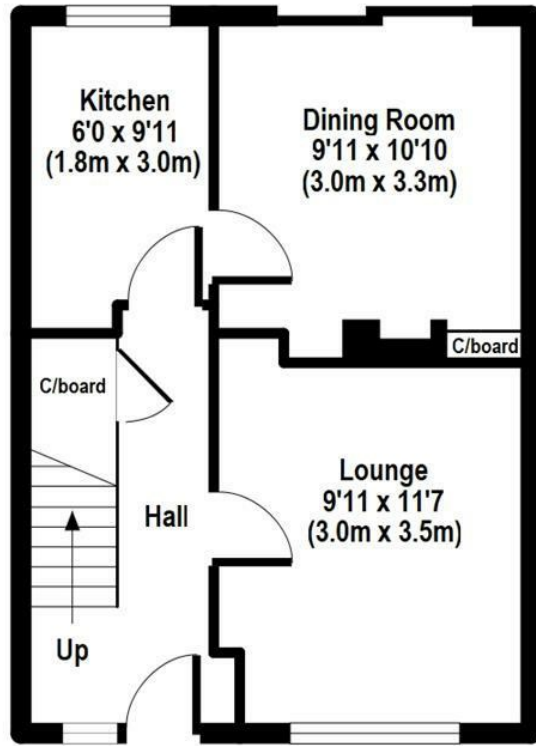
PRICE RANGE £200,000-£220,000 - IDEAL FIRST TIME PURCHASE, FAMILY HOME OR INVESTMENT PROPERTY SITUATED ON THE OUTSKIRTS OF SITTINGBOURNE... We are delighted to present this good size, mid terrace house, on Swanstree Avenue to the market. The location offers great links into central Sittingbourne and easy access to all the local schools. This particular part of Sittingbourne makes it easy to access the A249 for the M2/ M20 motorways and the A2 leading to Faversham. Furthermore, the mainline railway station situated in central Sittingbourne provides the high speed link to both London and the Kent coast. Upon arriving outside this property the house sits back off the road providing a good size driveway for 2/3 vehicles, there is a side access gate leading to rear. The internal accommodation comprises of entrance hallway, lounge with separate dining room and kitchen to the ground floor. To the first floor there are two double size bedrooms and a family bathroom. Externally, the rear garden is of a good size and enclosed by panelled fencing, brick built storage shed and access to the side leading to the front. This really is worth your attention and we highly recommend an internal viewing. Additionally, there is a virtual viewing available on request or via our social media.

Price Range £200,000

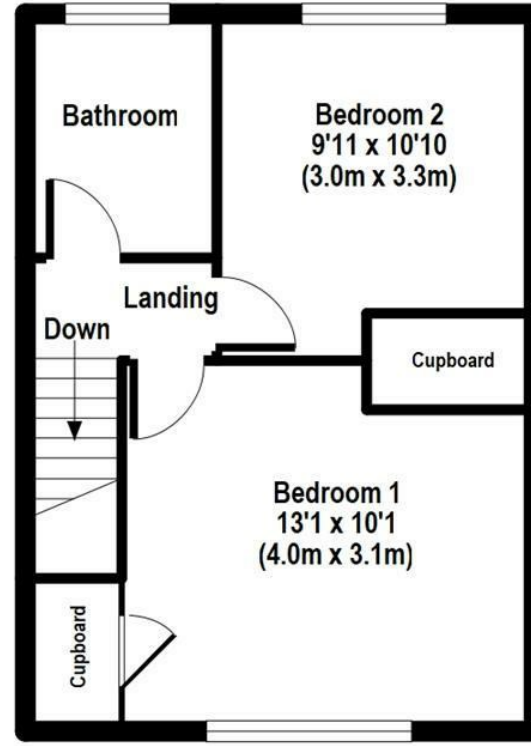
- PRICE RANGE £200,000 - £220,000
- Ideal Investment Or First Time Purchase
- Driveway For Two/ Three Vehicles
- Enclosed Rear Garden With Side Access Gate
- Two Separate Bedrooms
- Awaiting EPC
- Virtual Tour Available
- One Not To Be Missed!







Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 717 sq. ft / 67 sq. m

Swanstree Avenue

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'The Floor Plan People' and the Company or individual displaying this floor plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		69
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.