

Minterne Avenue, Sittingbourne

**Offers Over £375,000**



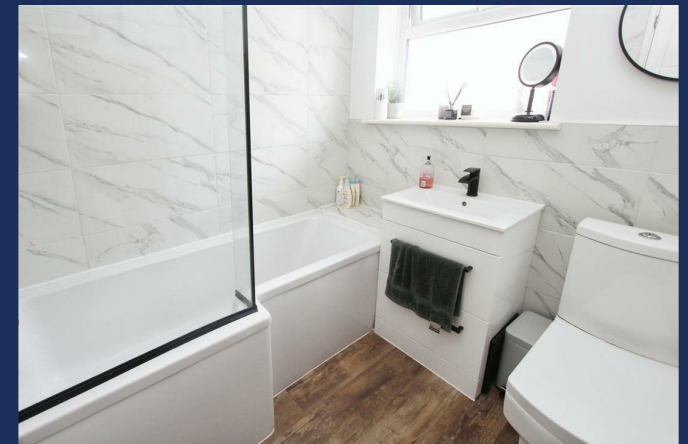
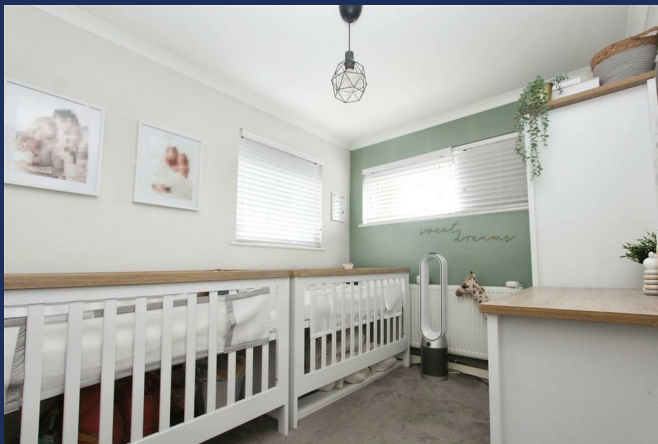
## Key Features

- \*\*\* Guide Price £390,000 - £410,000 \*\*\*
- Freehold - Semi Detached Bungalow
- 3 Good Sized Bedrooms
- Sought after location
- Garage Conversion / Office space
- A must view
- Immaculately presented
- Council Tax D
- EPC -D (69)

## Property Summary

Nestled on the charming Minsterne Avenue in Sittingbourne, this delightful semi-detached bungalow offers a perfect blend of comfort and potential. Spanning an impressive 872 square feet, the property features two inviting reception rooms, ideal for both relaxation and entertaining. With three well-proportioned bedrooms, it provides ample space for families or those seeking a peaceful retreat.

The bungalow boasts a well-appointed bathroom, ensuring convenience for all residents. One of the standout features of this home is its prime location; it is situated on the same road as one of Sittingbourne's top-rated primary schools, making it an excellent choice for families with young children. The surrounding area is



## External

### Lounge

15'11 x 10'11

### Kitchen / Diner

11'11 x 18'8

### Bedroom One

12'4 x 11'1

### Bedroom Two

10'2 x 8'1

### Bedroom Three

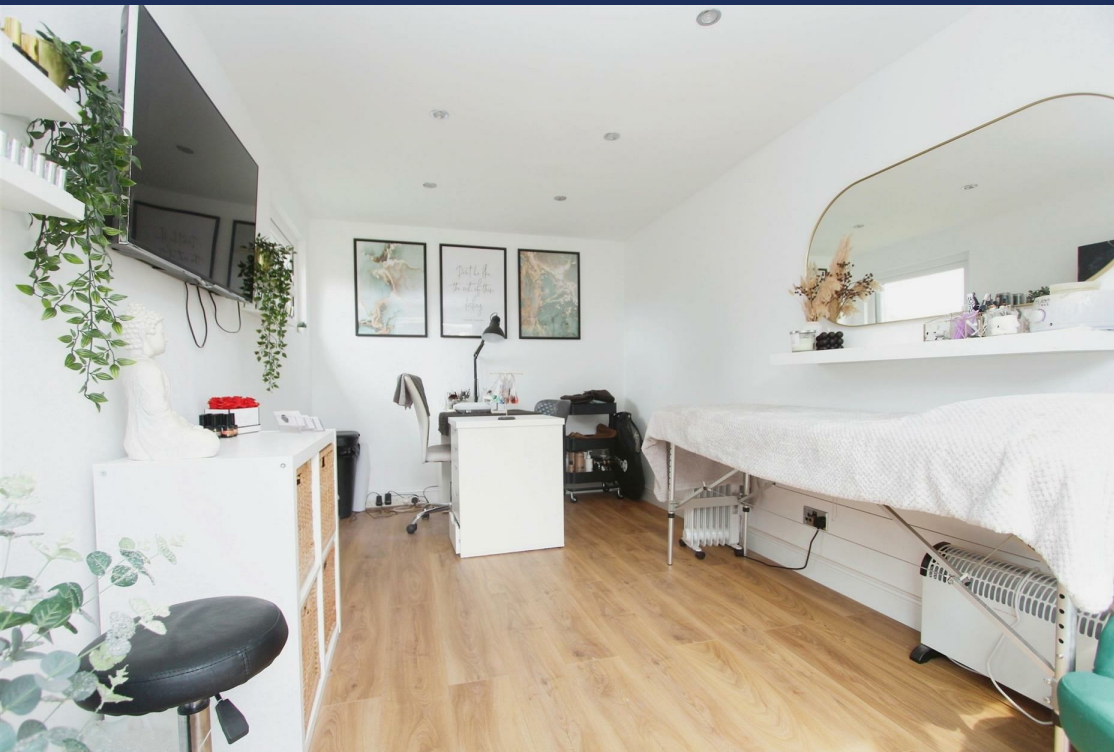
8'8 x 7'11

### Bathroom

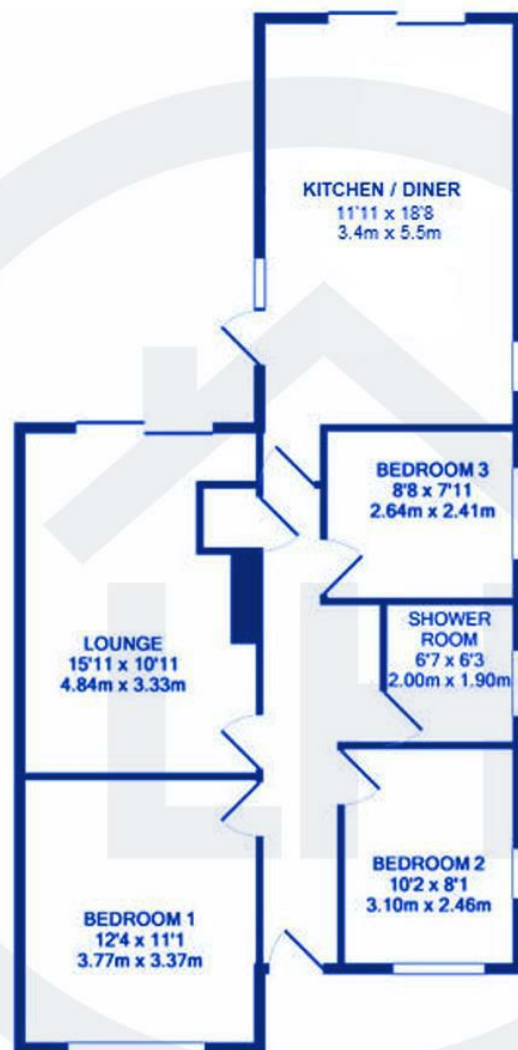
6'7 x 6'3

## Garden

## Garage Conversion







TOTAL APPROX. FLOOR AREA 813 SQ.FT. (75.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.  
Made with Metropix ©2018



**LambornHill**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

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.

19-21 West Street, Sittingbourne, Kent, ME10 1AJ

T: 01795 293000

sittingbourne@lambornhill.com

www.lambornhill.com



**LambornHill**