



Keep an eye out...



More Photos Coming Soon

Church Road, Murston, Sittingbourne

Offers Over £210,000

 **LambornHill**

Key Features

- **SOLD SUBJECT TO CONTRACT**
- **Three Bedroom House**
- **Tenant In Situ**
- **Central Location**
- **Good Yield**
- **EPC Rating D (65)**
- **Council Tax Band B**

Property Summary

SOLD SUBJECT TO CONTRACT - Property Is Exclusive To Buy To Let Investors Due To Sitting Tenant.

Nestled on the charming Church Road in Sittingbourne, Kent, this delightful mid-terrace house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The inviting reception room provides a warm and welcoming atmosphere, perfect for relaxing or entertaining guests.

Property Overview

The house features a well-appointed bathroom, ensuring that all your daily needs are met with ease. The layout of the home is practical, making it easy to navigate and enjoy daily life.

Situated in a friendly neighbourhood, this property benefits from its proximity to local amenities, schools, and transport links, making it an excellent choice for those who value accessibility. The surrounding area boasts a variety of parks and recreational spaces, perfect for leisurely strolls or family outings.

This mid-terrace house on Church Road is not just a place to live; it is a wonderful opportunity to create lasting memories in a vibrant community.

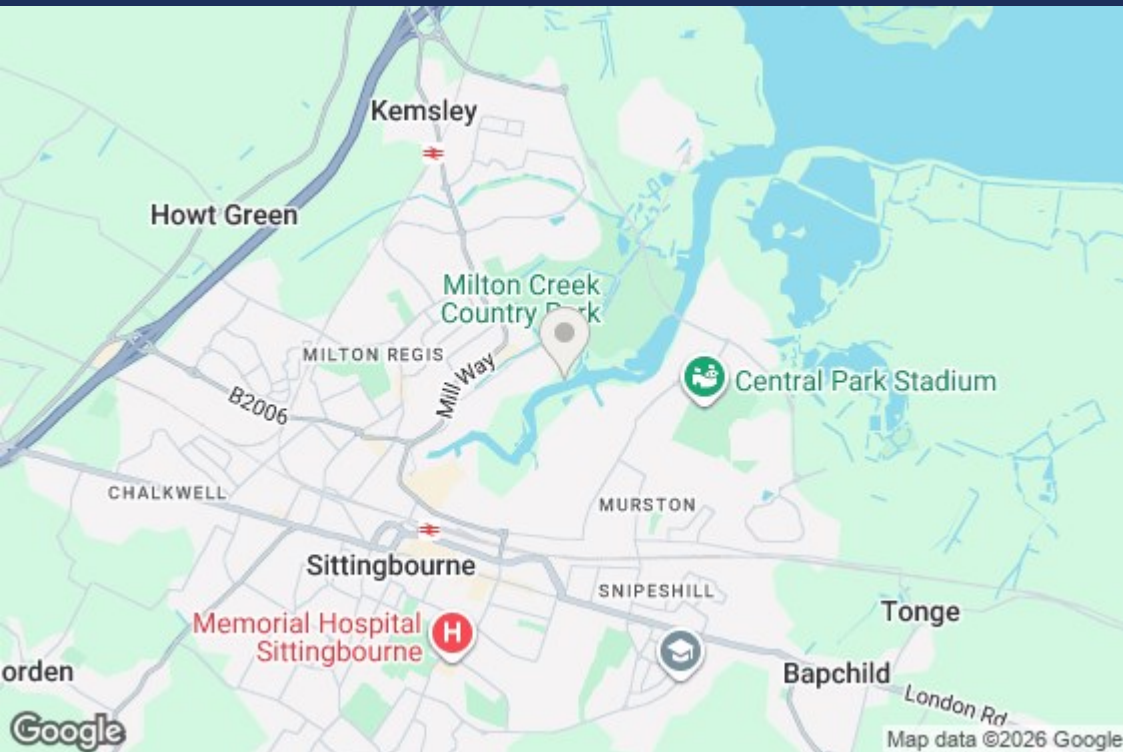
About The Area

Located in the Murston area of Sittingbourne, this home is ideally positioned for buyers seeking a blend of convenience and community. The property benefits from close proximity to local primary schools such as Murston Infant and Junior Schools, and is within reach of The Sittingbourne School, making it an attractive option for families with children of all ages.

For commuters, Sittingbourne's mainline railway station is just over a mile away, offering direct services to London Victoria and St Pancras, making daily travel to the capital both fast and reliable. The nearby A249 and M2 provide excellent road links for those driving to Maidstone, Canterbury, or the Medway Towns.

Local amenities are just a short walk or drive away, with supermarkets, takeaways, and Sittingbourne Retail Park all easily accessible. The area also benefits from open green spaces and local parks, ideal for dog walkers and young families.

Murston itself is a growing area that continues to see regeneration and investment, and its location on the edge of town offers a quieter residential setting while still being close to Sittingbourne's expanding town centre and leisure facilities, including the Swallows Leisure Centre, cinema, and a range of shops, cafes, and restaurants.

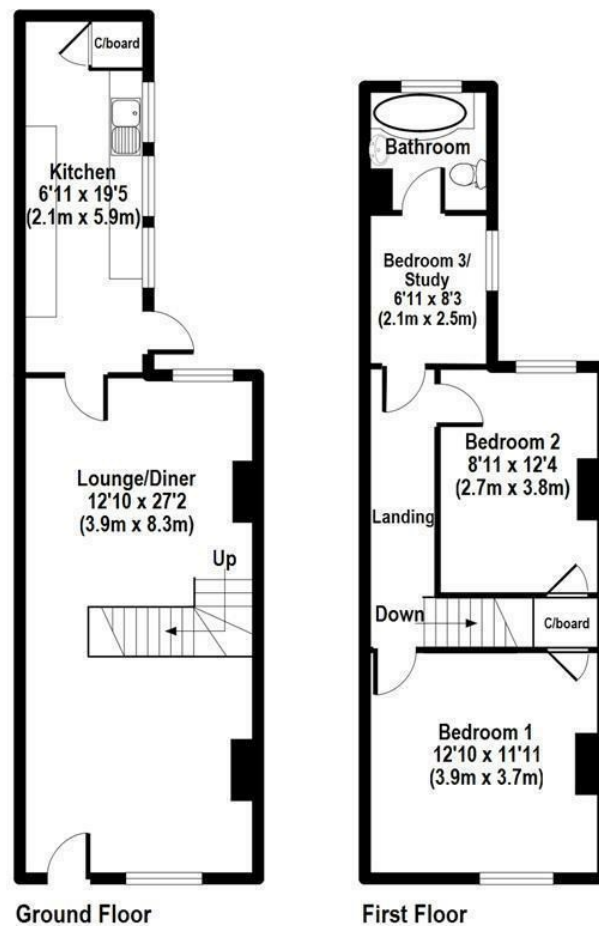


About LambornHill

Our agency has grown steadily over the years, built on a foundation of recommendations, reputation, and respect.

Since 2009, we have been helping buyers, sellers, landlords, and tenants navigate the property market in Sittingbourne and the wider Swale area. Our experienced team is dedicated to providing expert advice, tailored solutions, and a seamless property journey. With a strong local reputation built on trust and results, we are here to make your next move a success. Contact us today and experience the LambornHill difference.

- Lets Keep It Local, Lets Keep It LambornHill!



APPROX GROSS INTERNAL FLOOR AREA: 947 sq. ft / 88 sq. m

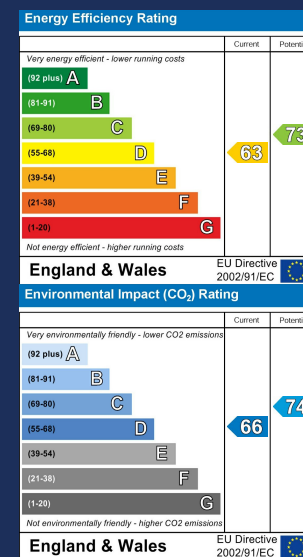
Church Road

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, mis-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

(c) THE FLOOR PLAN PEOPLE unauthorised reproduction prohibited



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