



Bell Road

Sittingbourne | ME10 4EB





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Sittingbourne, ME10 4EB

£365,000 to £385,000

Freehold

Located on one of Sittingbourne most desired roads, this charming Victorian residence exudes character and comfort.

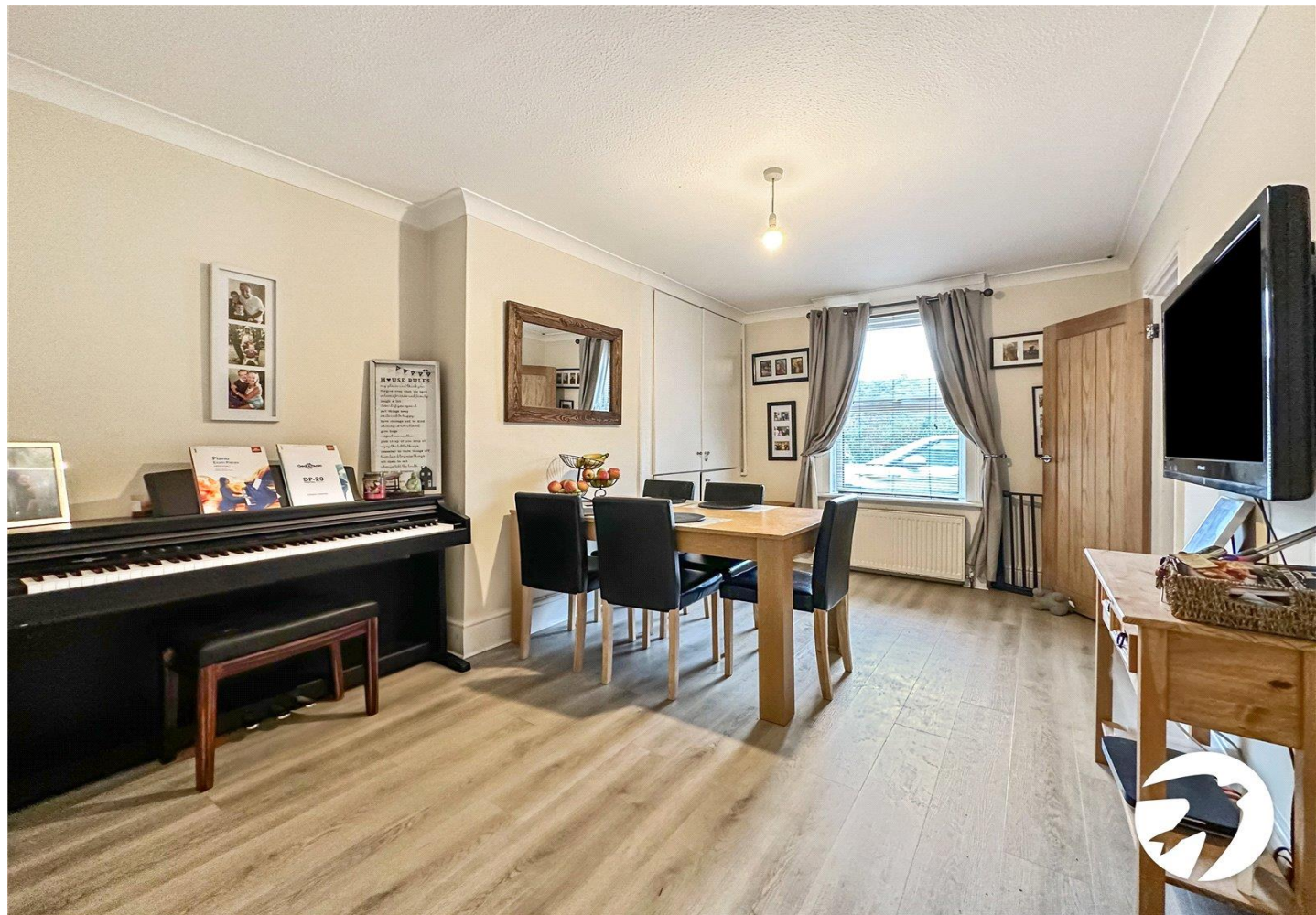
As you approach the property, a picturesque exterior adorned with period features, captures the essence of its era.

Upon entry, a sense of warmth envelops you, with a spacious lounge to the left and a dining room to the right offers ample space for entertaining. The modern kitchen, equipped with sleek appliances and ample storage, caters to culinary enthusiasts. Beyond this lies a large double bedroom and conservatory bathed in sunlight, ideal for relaxation or hosting guests.

Ascending the staircase, the first floor reveals a further Two well-proportioned bedrooms, each offering a retreat from the day's demands serviced by a well-appointed family bathroom.

Outside, well maintained garden offers a serene escape, while a convenient outside office provides flexibility for remote work or creative pursuits.

Viewings are highly recommended to appreciate all this property has to offer.



Benefitting from:

- Guide Price £365,000 to £385,000
- Three bedroom detached home
- Highly sought after location
- Great commuter links
- Off road parking
- Handy cellar
- Fantastic school catchment area
- Summer house/office
- Council Tax: C
- EPC Rating: D

Accommodation

Entrance Hall:

Lounge: 4.57m x 3.45m (15' x 11'4")

Dining Room: 4.57m x 3.1m (15' x 10'2")

Kitchen: 3.78m x 2.4m (12'5" x 7'10")

Conservatory: 3.6m x 3.48m (11'10" x 11'5")

Bedroom 3: 3.76m x 2.64m (12'4" x 8'8")

Bedroom 1: 4.57m x 3.1m (15' x 10'2")

Bedroom 2: 4.57m x 3.45m (15' x 11'4")

Bathroom: 2.7m x 2.4m (8'10" x 7'10")

Cellar: 4.57m x 4.1m (15' x 13'5")

Exterior

Brick paved driveway

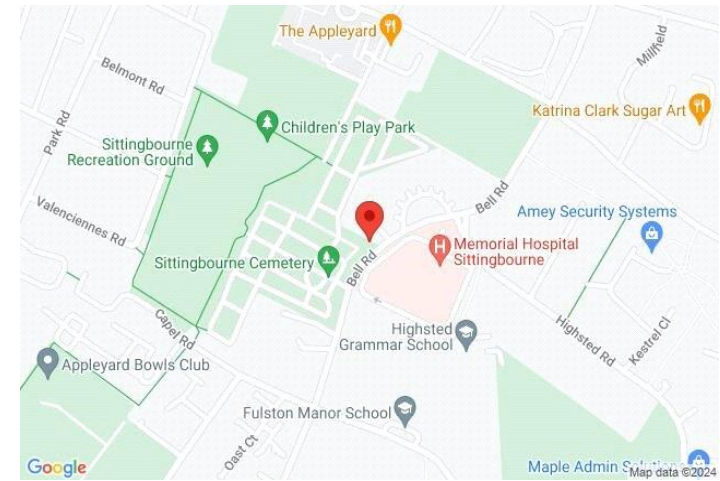
Enclosed rear garden with Outside office





Council Tax - C
EPC Rating - D





Important Notice

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

Location



(All distances & times are approximates)

**FOR MORE INFORMATION
CONTACT US TODAY.**

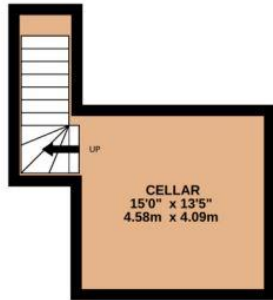
Mark Franklin - Branch Manager
01795 479999
Robinson Michael & Jackson
38 West Street,
Sittingbourne,
Kent, ME10 1AP
sittingbourne@robinson-jackson.com

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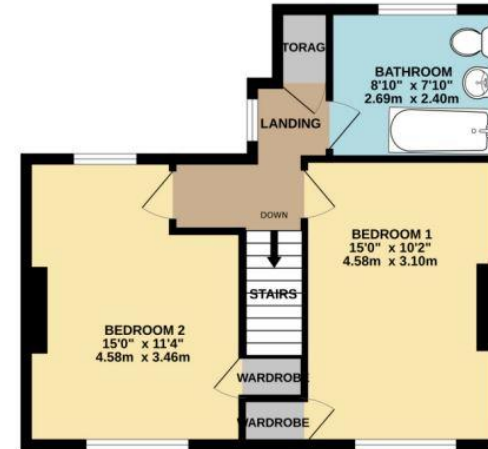
BASEMENT
128 sq.ft. (11.9 sq.m.) approx.



GROUND FLOOR
728 sq.ft. (67.6 sq.m.) approx.



1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 1317 sq.ft. (122.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.
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