



# Park Road

Sittingbourne | Kent | ME10 1EW





# Park Road

Sittingbourne, Kent, ME10 1EW

Asking Price £425,000  
Freehold

A smartly presented four bedroom semi-detached property boasting great living space over four floors, situated a short walk from the town centre and station.

## Benefitting from:

- Four bedrooms
- Two bathrooms
- Two reception rooms
- Smartly presented throughout
- Basement
- Walking distance of station
- Council Tax: C
- EPC Rating: D





## Accommodation

### Entrance Hall:

**Reception 1:** 4.32m x 3.48m (14'2" x 11'5")

**Dining Room:** 3.63m x 3.68m (11'11" x 12'1")

**Basement:** 3.63m x 4.55m (11'11" x 14'11")

**Kitchen:** 4.27m x 2.72m (14' x 8'11")

### Utility Area:

**Bathroom:** 1.78m x 2.72m (5'10" x 8'11")

### First Floor Landing:

**Bedroom:** 3.63m x 4.55m (11'11" x 14'11")

**Bedroom:** 3.63m x 2.87m (11'11" x 9'5")

### Bathroom:

**Bedroom/Office:** 3.12m x 2.72m (10'3" x 8'11")

### Second Floor Landing:

**Bedroom:** 4.85m x 4.55m (15'11" x 14'11")

## Exterior

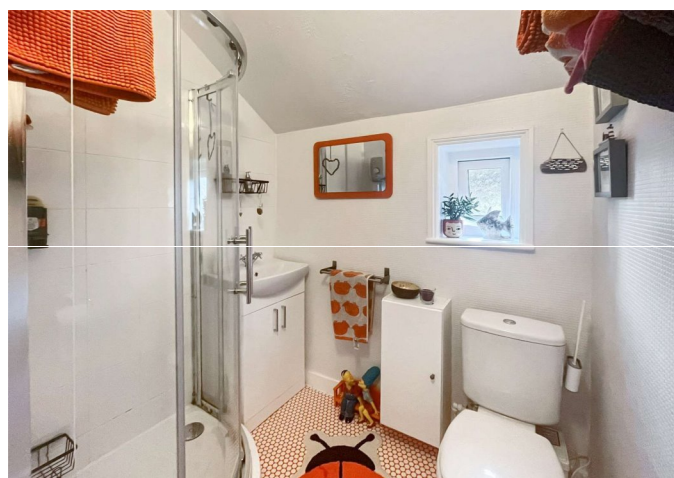
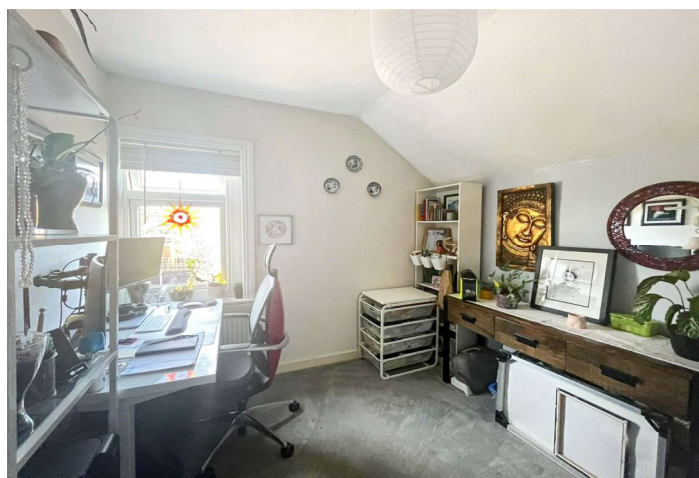
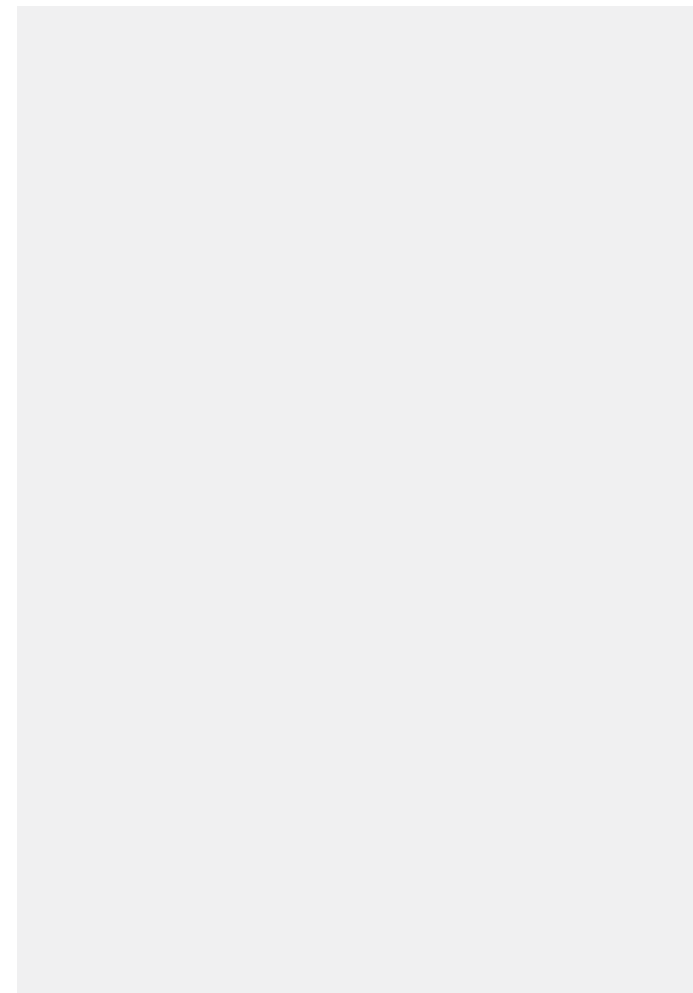
Side access

Lawn

Patio and seating areas











## 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.

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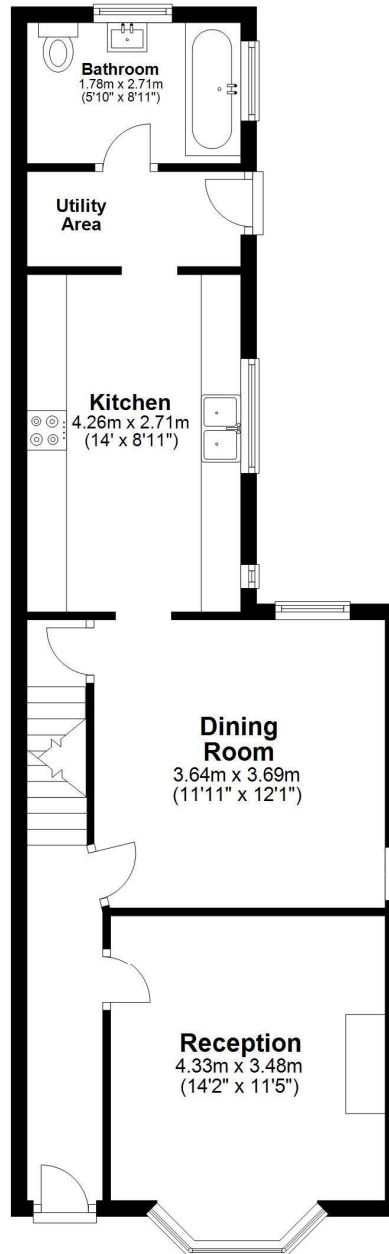
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**ROBINSON MICHAEL & JACKSON**



## Ground Floor

Approx. 54.2 sq. metres (583.7 sq. feet)



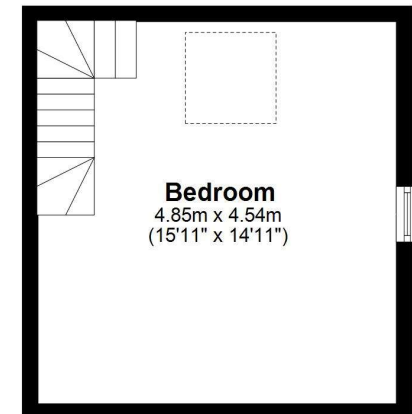
## First Floor

Approx. 45.2 sq. metres (486.8 sq. feet)



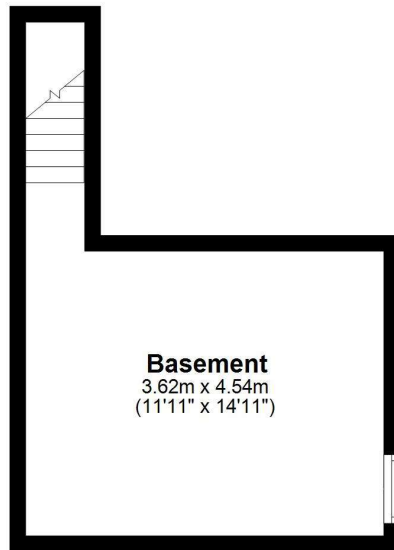
## Second Floor

Approx. 22.0 sq. metres (237.0 sq. feet)



## Basement

Approx. 18.6 sq. metres (200.2 sq. feet)



Total area: approx. 140.1 sq. metres (1507.8 sq. feet)



