



The Poles | Upchurch, Sittingbourne, ME9 7EX



Guide Price £350,000 to £400,000

Freehold

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# The Poles, Upchurch

Charming 4-bed semi in Rural Upchurch's, 1382 sqft.

Walking distance to village school, pub and local shop.

50' rear garden. Must-see!

## Property Features

- Council Tax: D
- EPC Rating: D
- 1382 Square Feet
- Extended Semi Detached Home in a Quiet Cul De Sac
- Rural Village of Upchurch
- 1.8 Miles to Rainham Train Station and 1.88 Miles to Newington Train Station
- Walking Distance to the Village School and Local Shop
- Downstairs Cloakroom
- 50' Rear Garden
- Viewing Highly Recommended





## Interior

**Entrance Hall** Stairs to first floor. Two storage cupboards.

**Cloakroom** 1.32m x 0.74m (4'4" x 2'5") Window to side. Low level WC. Pedestal wash hand basin. Splash back. Vinyl flooring.

**Lounge** 6.76m x 3.76m (22'2" x 12'4") Double glazed window to front. Double glazed French doors to rear. Carpet. Three radiator.

**Dining Room** 5.97m x 2.36m (19'7" x 7'9") Double glazed sliding door to rear.

**Storage Area** 4.93m x 1.93m (16'2" x 6'4")

**Kitchen** 3.58m x 2.62m (11'9" x 8'7") Double glazed window to rear. Range of wall and base units with work surface over. Stainless steel sink. Wall mounted boiler. Fitted hob with extractor. Space for appliances. Vinyl flooring.

**Landing** Loft access. Two storage cupboards. Carpet.

**Bedroom One** 3.7m x 3.15m (12'2" x 10'4") Double glazed window to front. Fitted wardrobes. Carpet. Radiator.

**Bedroom Two** 3.12m x 2.87m (10'3" x 9'5") Double glazed window to rear. Fitted wardrobes. Cupboard. Carpet. Radiator.

**Bedroom Three** 4.42m x 2.5m (14'6" x 8'2") Two double glazed windows to front. Carpet. Two radiators.

**Bedroom Four** 3.5m x 1.83m (11'6" x 6') Double glazed window to rear. Storage cupboard. Carpet. Radiator.

**Bathroom** 2.3m x 1.63m (7'7" x 5'4") Double glazed window to rear. Low level WC. Pedestal wash hand basin. Panelled bath with electric shower over. Carpet. Radiator.

## Exterior

**Rear Garden** 50ft at widest point Patio. Pond. Side access.

**Parking** Driveway to front.

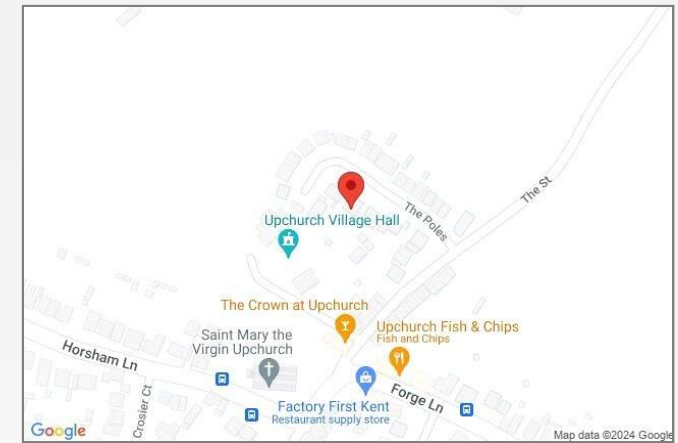






## Property Location

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## Additional Information

Rainham and Gillingham lie in the Medway, both being circled by charming semi-rural villages. There are several shopping destinations for residents, including Hempstead Valley Shopping Centre and Gillingham Business Retail Park, as well as an abundance of local pubs and restaurants. Both towns are served by well-respected schools, including Rainham Mark Grammar.

Rainham and Gillingham have oodles of open space and facilities, including Capstone Country Park, Berengrave Nature Reserve, Riverside Country Park, the Planet Ice Skating Rink, the Ski & Snowboard centre and Great Lines Heritage Park

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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