

Samuel Drive

Kemsley | Sittingbourne | ME10 2GB


THE GARGOYLE
THE BOOK OF LIFE
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WITCHES

Samuel Drive

Kemsley, Sittingbourne, ME10 2GB

£300,000-£325,000
Freehold

Situated in a convenient location, this three-bedroom terraced townhouse offers spacious and versatile accommodation arranged over three floors.

Benefitting from:

- Three-bedroom terraced townhouse
- Principal bedroom with en-suite shower room
- Two additional double bedrooms and family bathroom
- Spacious living/dining room with access to the rear
- Rear garden
- Fitted kitchen and convenient downstairs WC
- Garage with parking in front
- Close to local transport links
- Council Tax:
- EPC Rating: C







Accommodation

Living Dining Room 5.23m x 4.01m (17'2" x 13'2")

Kitchen 3.56m x 1.96m (11'8" x 6'5")

Cloakroom

Garage 5.54m x 2.5m (18'2" x 8'2")

Bedroom One 4.04m x 2m (13'3" x 6'7")

Bedroom Two 4.11m x 3.7m (13'6" x 12'2")

Bedroom Three 4.11m x 1.98m (13'6" x 6'6")

Bathroom 2.1m x 2m (6'11" x 6'7")









The ground floor comprises a fitted kitchen, a spacious living/dining room with access to the rear garden, and a convenient downstairs WC. The first floor offers two well-proportioned double bedrooms alongside the family bathroom, while the top floor is dedicated to the principal bedroom, which benefits from its own en-suite shower room.

Externally, the property enjoys a rear garden, along with a garage and additional parking directly in front of the garage, providing useful storage and off-road parking.

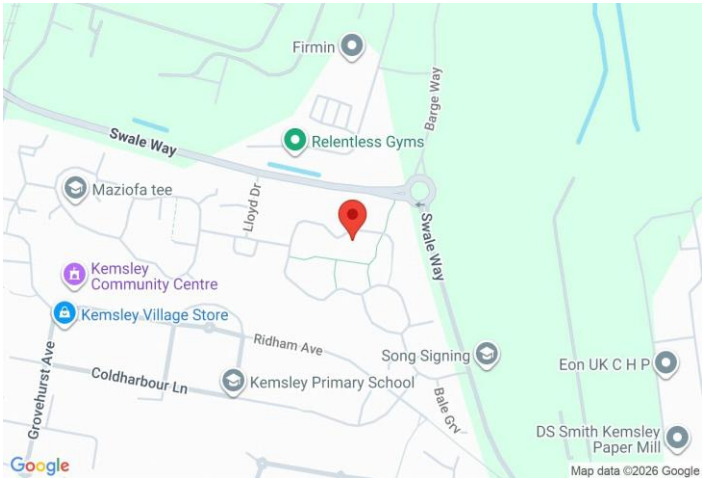
Early viewing is highly recommended to appreciate the space and layout this property has to offer.









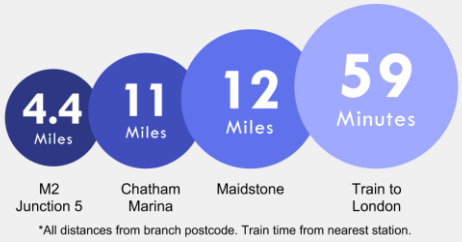




Important Notice

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



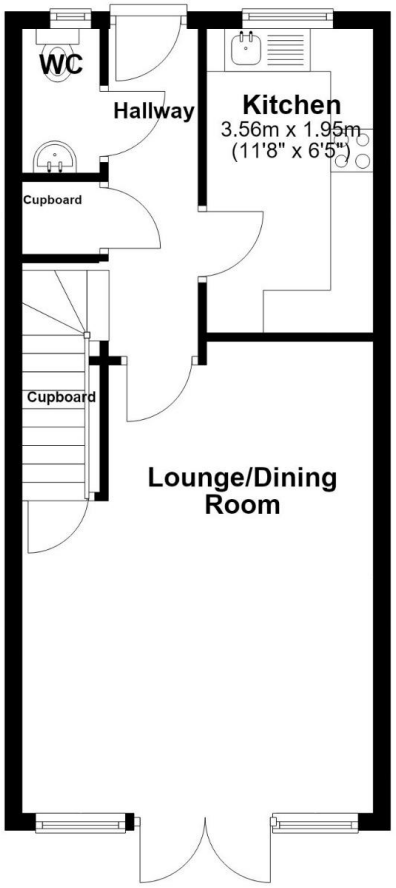
*All distances from branch postcode. Train time from nearest station.

(All distances & times are approximates)

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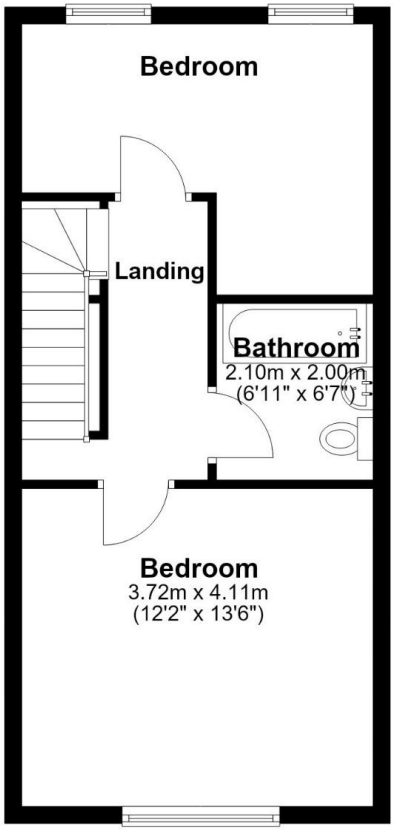
Ground Floor

Approx. 51.3 sq. metres (552.7 sq. feet)



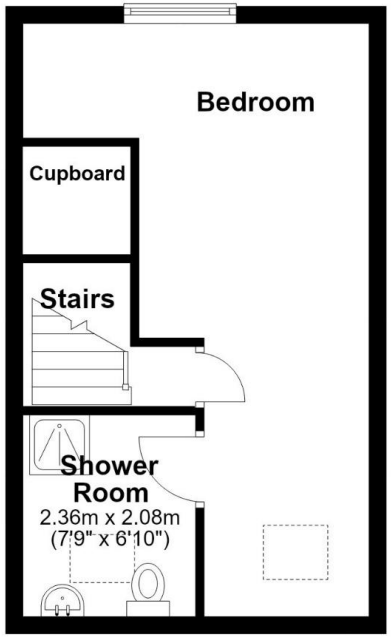
First Floor

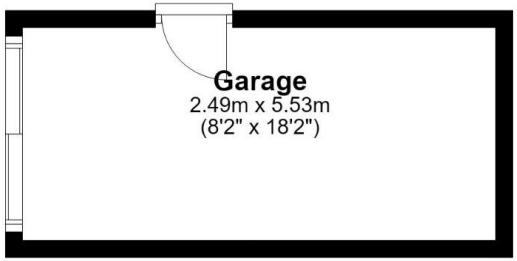
Approx. 38.0 sq. metres (409.5 sq. feet)



Second Floor

Approx. 28.2 sq. metres (304.1 sq. feet)





Total area: approx. 117.6 sq. metres (1266.2 sq. feet)

