


Connells

Penn Close
Sittingbourne

# Penn Close
# Sittingbourne ME10 4LP

for sale guide price
**£290,000**







## Property Description

** GUIDE PRICE £290,000 - £310,000 ** Connells are delighted to offer this well-presented three-bedroom mid-terrace home offers generous living space and practical accommodation, making it an ideal purchase for families, first-time buyers, or investors.

The property opens into a welcoming entrance hall which leads through to a spacious separate lounge, providing a comfortable space to relax and entertain. Off the lounge is a dedicated dining area, creating an excellent setting for family meals and social gatherings. The fitted kitchen is located to the rear of the property and offers a range of wall and base units, while a convenient downstairs WC completes the ground floor accommodation.

To the first floor are three well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a private rear garden, ideal for outdoor entertaining and enjoying the warmer months. There is also allocated parking, providing added convenience for residents and visitors alike.

Conveniently positioned close to local shops, schools, and transport links, this attractive home offers an excellent combination of comfort, convenience, and practicality.

## Agent Note

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.







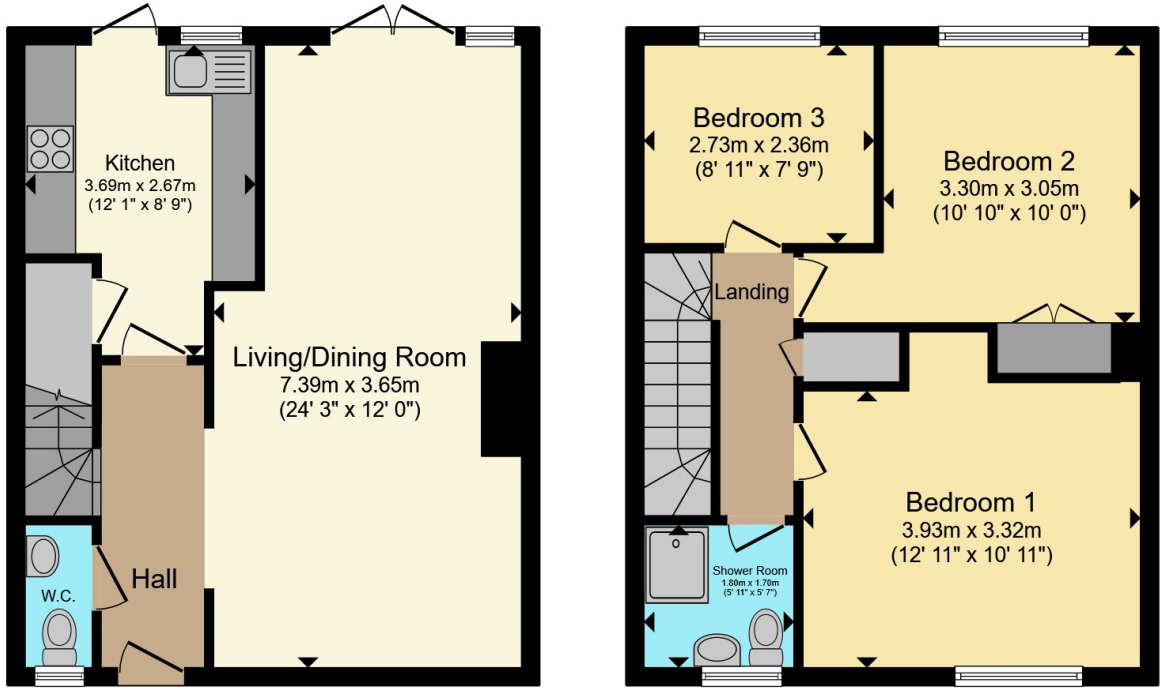













**Ground Floor** **First Floor**

Total floor area 86.9 m² (936 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

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68 High Street
SITTINGBOURNE ME10 4PB

EPC Rating: C

Council Tax Band: C

Tenure: Freehold

**view this property online connells.co.uk/Property/SIT104463**

The Property Ombudsman

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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