



Connells

Coombe Drive
Sittingbourne



Property Description

Connells.

Situated in a sought-after residential location on the outskirts of Sittingbourne, this well-presented three-bedroom semi-detached home offers spacious and versatile accommodation, making it an ideal purchase for first-time buyers, growing families, and investors alike.

The property welcomes you via a bright entrance hall leading to a generous lounge, providing the perfect space for relaxing and entertaining. A modern fitted kitchen offers ample worktop and storage space, with room for family dining and direct access to the rear garden.

To the first floor, there are three well-proportioned bedrooms, including two comfortable doubles and a good-sized single room, all serviced by a family bathroom.

Externally, the property benefits from a private rear garden, ideal for outdoor entertaining, children's play, or simply enjoying the warmer months. To the front, there is off-road parking and side access.

Coombe Drive is conveniently located close to local schools, shops, parks, and everyday amenities, while Sittingbourne town centre and mainline railway station provide excellent transport links to London and the Kent coast. The property also enjoys easy access to the A2 and M2 motorway network for commuters.

For your chance to view, please contact

Accommodation

Entrance Hall

Kitchen

Lounge

Dining Room

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

Agent's Note

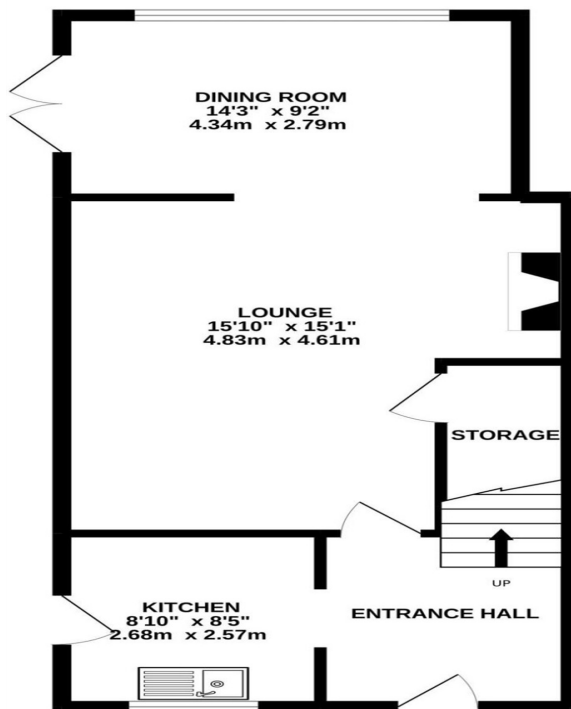
Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



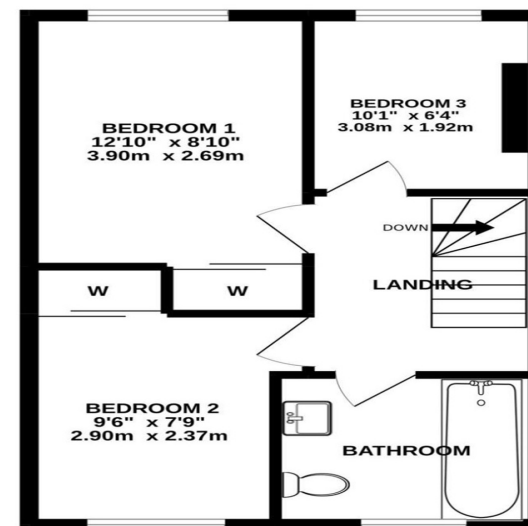




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 862sq.ft. (80.1 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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To view this property please contact Connells on

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68 High Street
SITTINGBOURNE ME10 4PB

EPC Rating: B Council Tax
Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/SIT104233



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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