



Price
£350,000

Freehold

3x  1x  1x 

**Merlin Close,
Sittingbourne, Kent,
ME10**

OVER 60?

Secure this property
for up to **59% less!**

Wards
Helping you move forwards



Main features

- Off road parking to the front
- Popular location near to main Sittingbourne schools
- Ready to move into
- Neutral decor throughout and offering space to entertain friends and family
- Close to shops and amenities

Accommodation

GROUND FLOOR

- Porch
- Entrance Hall
- Cloakroom: 5'8 x 3'5 (1.73m x 1.04m)
- Lounge/Diner: 22'6 x 11'4 (6.86m x 3.46m)
- Kitchen/Breakfast Room: 16'9 x 7'9 (5.11m x 2.36m)

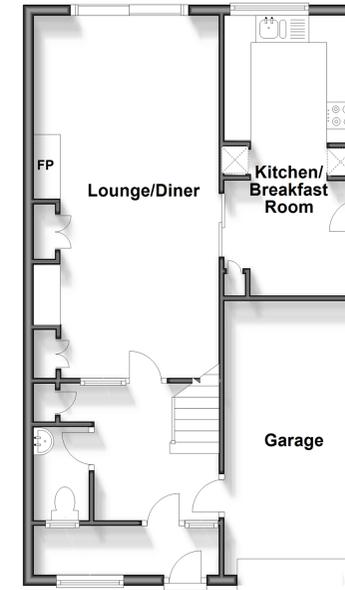
FIRST FLOOR

- Landing
- Bedroom 1: 16'7 x 7'8 (5.06m x 2.34m)
- Bedroom 2: 12'0 x 10'0 (3.66m x 3.05m)
- Bedroom 3: 13'1 x 7'9 (3.99m x 2.36m)
- Shower Room: 8'9 x 7'9 (2.67m x 2.36m)

OUTSIDE

- Front Garden
- Off Road Parking
- Garage
- Rear Garden

Ground Floor
Approx. 62.0 sq. metres (667.0 sq. feet)



First Floor
Approx. 44.4 sq. metres (478.2 sq. feet)



Call Sittingbourne - 01795 427272 ■ wardsokent.co.uk

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale
- Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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