



**Price**  
**£450,000**

**Freehold**

4x  1x  1x 

**Ruins Barn Road,  
Tunstall, Sittingbourne,  
Kent, ME10**

**OVER 60?**

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

*Wards*  
Helping you move forwards





## Main features

- Immaculately presented with neutral decor throughout
- Garage and off road parking
- Large sunny garden with room to entertain family and friends
- Heavily extended to the rear
- Set in a popular location close to local, shops, schools and amenities

## Accommodation

### GROUND FLOOR

Entrance Hall  
Cloakroom  
Lounge/Diner: 18'2 x 11'3 (5.54m x 3.43m)  
Kitchen/Breakfast Room: 18'8 x 16'1 (5.69m x 4.91m)

### FIRST FLOOR

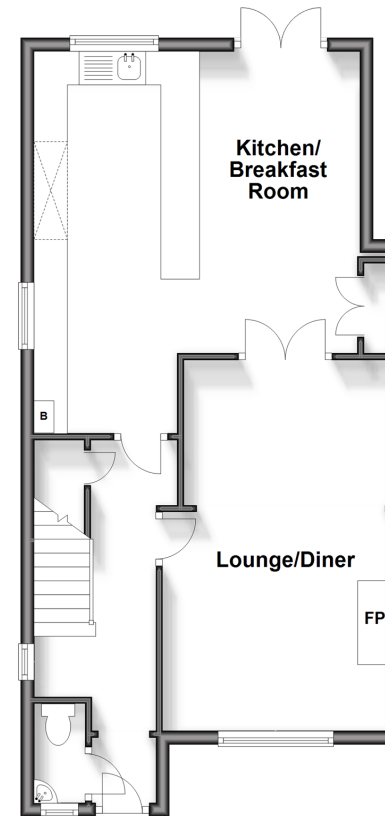
Landing  
Bedroom 1: 11'4 x 11'2 (3.46m x 3.41m)  
Bedroom 2: 17'6 x 8'5 (5.34m x 2.57m)  
Bedroom 3: 9'5 x 8'7 (2.87m x 2.62m)  
Bedroom 4: 9'5 x 8'7 (2.87m x 2.62m)  
Shower Room

### OUTSIDE

Front Garden  
Garage  
Off Road Parking  
Rear Garden

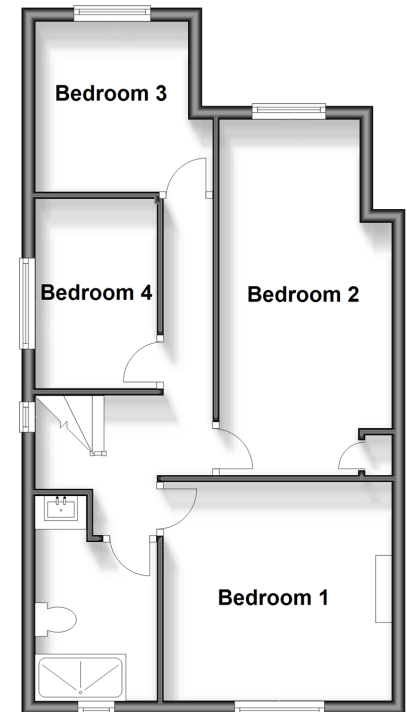
### Ground Floor

Approx. 54.8 sq. metres (590.2 sq. feet)



### First Floor

Approx. 49.1 sq. metres (528.1 sq. feet)



**Call Sittingbourne - 01795 427272 ■ [wardsof Kent.co.uk](http://wardsof Kent.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.



11738027/20231206/KC/TB