



**Price**  
**£290,000**

**Freehold**

3x  1x  1x 

**Westlands Avenue,  
Sittingbourne, Kent,  
ME10**

**OVER 60?**

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

**Wards**  
Helping you move forwards





## Main features

- Beautifully presented with neutral decor throughout
- Perfect for first time buyers and investors alike
- Large sunny aspect garden with room to entertain
- Off road parking for 2 cars
- Set in a lovely cul-de-sac close to local schools, shops and amenities

## Accommodation

### GROUND FLOOR

Porch  
 Entrance Hall  
 Lounge: 16'3 x 11'3 (4.96m x 3.43m)  
 Lean-To: 12'5 x 6'2 (3.79m x 1.88m)  
 Kitchen: 12'2 x 6'7 (3.71m x 2.01m)  
 Bathroom

### FIRST FLOOR

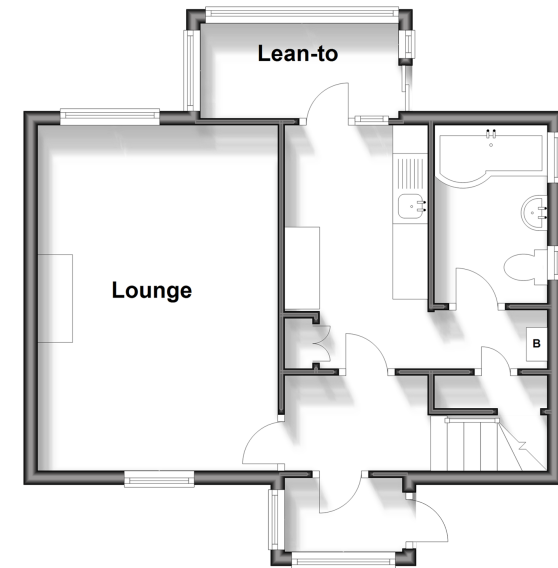
Landing  
 Bedroom 1: 14'9 x 10'3 (4.50m x 3.13m)  
 Bedroom 2: 11'9 x 9'2 (3.58m x 2.80m)  
 Bedroom 3: 11'4 x 5'8 (3.46m x 1.73m)

### OUTSIDE

Front Garden  
 Off Road Parking  
 Rear Garden

### Ground Floor

Approx. 41.9 sq. metres (451.1 sq. feet)



### First Floor

Approx. 35.8 sq. metres (385.9 sq. feet)



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