

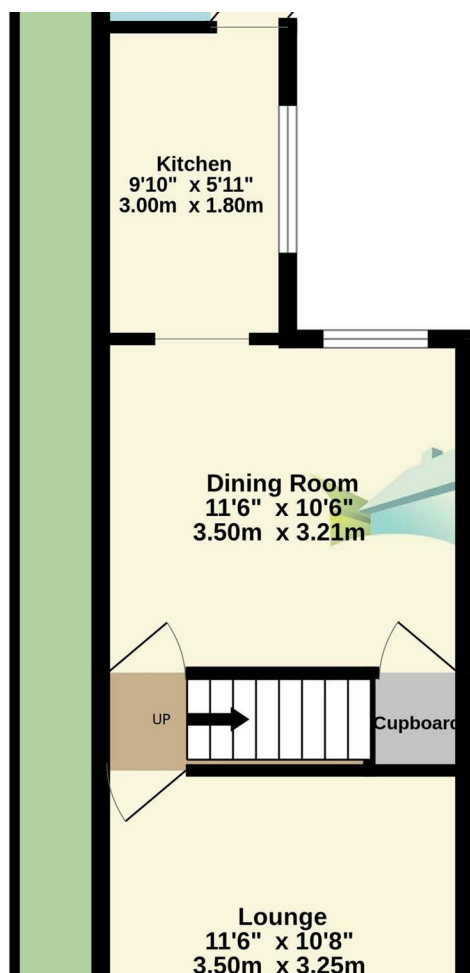


**Bayford Road, Sittingbourne**

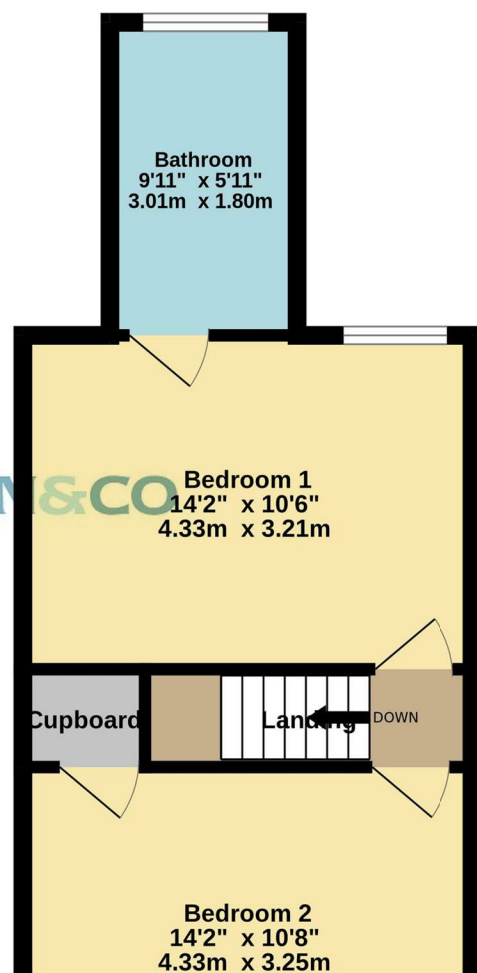
**2 Bedroom, 1 Bathroom, House - Mid Terrace**

**£215,000**





MARTIN & CO



- NO CHAIN!!!
- TWO DOUBLE BEDROOMS
- TWO RECEPTION ROOMS
- LARGE REAR GARDEN
- GAS CENTRAL HEATING
- DOUBLE GLAZING
- BATHROOM OFF ONE OF THE BEDROOMS
- DOWNSTAIRS TOILET
- COUNCIL TAX B
- 15 MINUTE WALK TO THE STATION

Located in Sittingbourne, Kent, this house presents an ideal opportunity for first time buyers, investors, and families alike. **SOLD WITH NO CHAIN.** The property is in good condition and ready to move straight into. Inside, the home offers two spacious double bedrooms, providing comfortable accommodation for residents. There are two separate reception rooms, each offering flexible living and dining spaces. The kitchen is well-lit with ample natural light with access to the garden and a downstairs WC. One of the highlights of this house is its rear garden, perfect for relaxing outdoors or entertaining guests. Situated within a 15 minute walk from the train station and town centre, residents will enjoy convenient access to local amenities, nearby schools, and parks. The location is well-suited for commuters and families looking to benefit from the surrounding community facilities. On-road parking is available for residents and visitors. This house offers a practical layout and comfortable features, making it a desirable choice for a variety of buyers who wish to settle in a well-connected part of Sittingbourne. The property benefits from a council tax band at B.

EPC E:

Broadband date: Stand, Superfast and Ultrafast available

Mobile Data: EE, O2, Vodafone, Three

Flooding Risks: Surface Medium in 2040 - 2060. Flooding very low







### Energy Efficiency Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> |                            |           |
| (92 plus) <b>A</b>                                 |                            |           |
| (81-91) <b>B</b>                                   |                            |           |
| (69-80) <b>C</b>                                   |                            | <b>78</b> |
| (55-68) <b>D</b>                                   |                            |           |
| (39-54) <b>E</b>                                   | <b>52</b>                  |           |
| (21-38) <b>F</b>                                   |                            |           |
| (1-20) <b>G</b>                                    |                            |           |
| <i>Not energy efficient - higher running costs</i> |                            |           |
| <b>England &amp; Wales</b>                         | EU Directive<br>2002/91/EC |           |

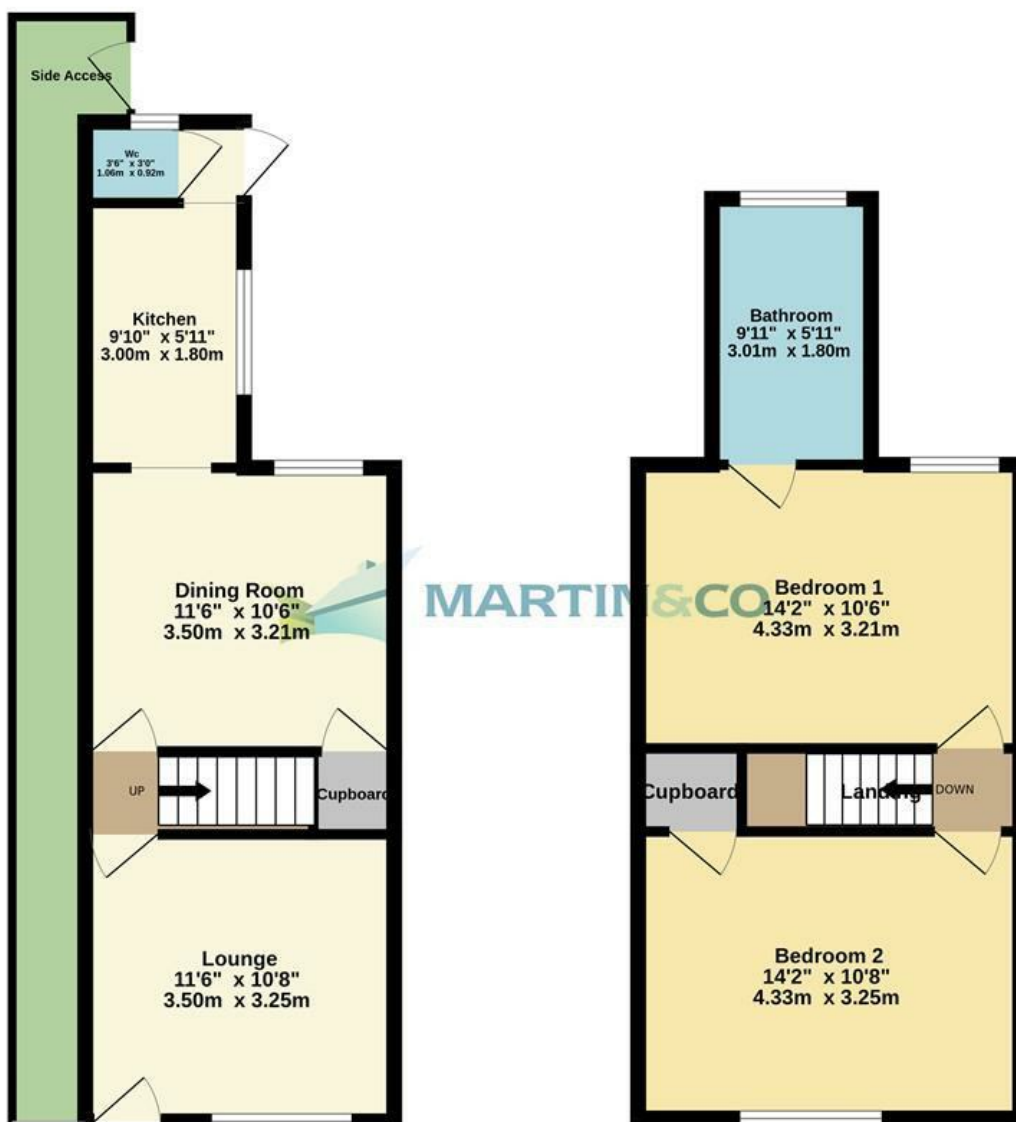
### Environmental Impact (CO<sub>2</sub>) Rating

|  | Current                    | Potential |
|--|----------------------------|-----------|
| <i>Very environmentally friendly - lower CO2 emissions</i> |                            |           |
| (92 plus) <b>A</b>   |                            |           |
| (81-91) <b>B</b>   |                            |           |
| (69-80) <b>C</b>   |                            | <b>73</b> |
| (55-68) <b>D</b>   |                            |           |
| (39-54) <b>E</b>   | <b>45</b>                  |           |
| (21-38) <b>F</b>   |                            |           |
| (1-20) <b>G</b>  |                            |           |
| <i>Not environmentally friendly - higher CO2 emissions</i> |                            |           |
| <b>England &amp; Wales</b>                                 | EU Directive<br>2002/91/EC |           |



Ground Floor  
354 sq.ft. (32.9 sq.m.) approx.

1st Floor  
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 757 sq.ft. (70.4 sq.m.) approx.  
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**Accuracy:** References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.