



# Keycol Hill

Sittingbourne | ME9 8LZ



REAL ESTATE

ESTATE AGENCY · REDEFINED



# Keycol Hill

## Bobbing, Sittingbourne, ME9 8LZ

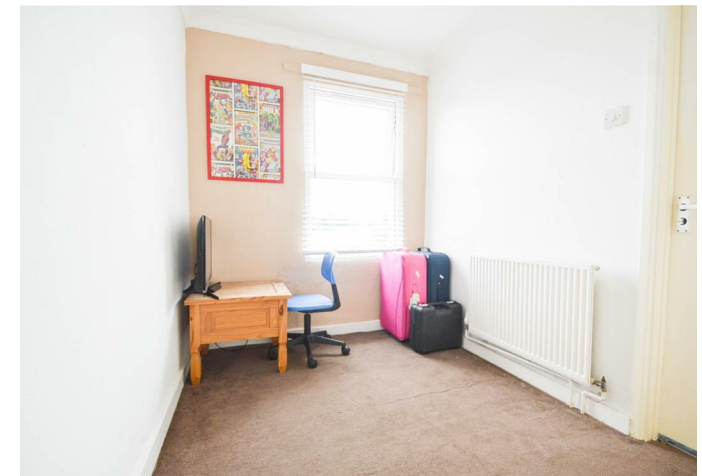
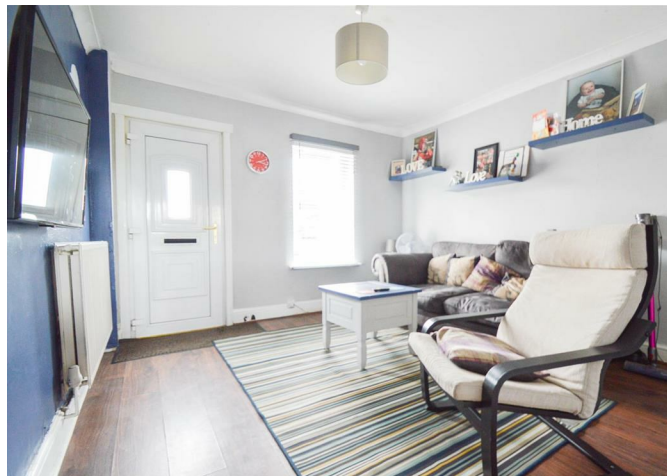
Offered for sale with no onward chain is this two bedroom end-of-terrace house, ideally located in the village of Bobbing within Sittingbourne.

The ground floor of this property comprises of; a well-sized lounge, modern kitchen, and additional cupboard for storage. The first floor offers, two bedrooms and Jack and Jill bathroom.

Externally the property benefits from off road parking to the front and a large south facing rear garden, which overlooks the surrounding scenic landscape of fields.

- Two Bedroom End Terrace
- Off Street Parking
- Popular Location
- Council Tax Band A
- No Onward Chain
- Ideal First Time Buy
- Modern Kitchen And Bathroom

Offers Over £210,000





## Lounge

11'5 x 11'4 (3.48m x 3.45m)

## Kitchen

11'5 x 8'8 (3.48m x 2.64m)

## Bedroom

11'6 x 11'4 (3.51m x 3.45m)

## Bedroom

6'9 x 8'7 (2.06m x 2.62m)

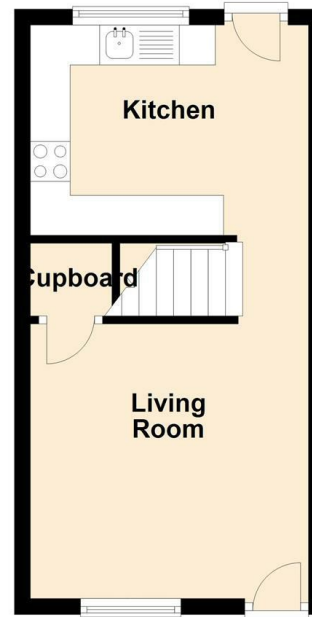
## Bathroom

8'6 x 4'0 (2.59m x 1.22m)

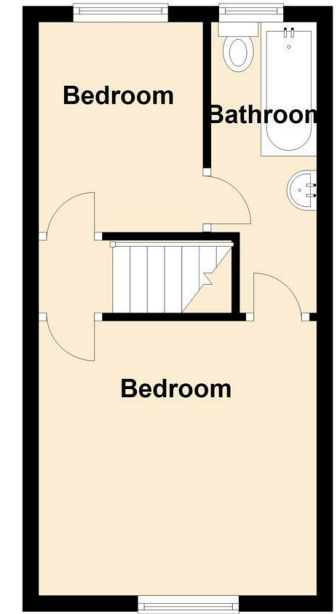




**Ground Floor**  
Approx. 25.1 sq. metres (270.3 sq. feet)



**First Floor**  
Approx. 25.1 sq. metres (270.3 sq. feet)



Total area: approx. 50.2 sq. metres (540.7 sq. feet)



18 - 20 High Street  
Gillingham  
Kent  
ME7 1BB

01634 570057

www.crr realestate.co.uk  
twitter.com/CRRealEstateUK  
facebook.com/CRRealEstateUK

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		57	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

CR Real Estate endeavour to maintain accurate depictions of properties in Virtual Tours, Floor Plans and descriptions, however, these are intended only as a guide and purchasers must satisfy themselves by personal inspection.

