



REAL ESTATE

ESTATE AGENCY : REDEFINED



### Swanstree Avenue, Sittingbourne ME10 4LG


**Offers Over £250,000**


CR Real Estate are proud to offer to market this well-presented two bedroom semi-detached house based on the outskirts of Sittingbourne. This wonderful property offers flexible living accommodation throughout and has an abundance of potential to extend (STPP) for the lucky new owners.

Swanstree Avenue is set over two-floors and offers a dual aspect lounge and spacious kitchen to the ground floor. The first floor comprises of two modern double bedrooms and a wet-room. Externally, there will be a new front garden with off road parking and large driveway; and a large, low maintenance landscaped rear garden with paved patio area, AstroTurf and shed to remain which has access to power, lighting and heating. All of these external additions to the property will be fully finished before the sale completes.

Located with easy access to the M2 motorway and within a 6 minute drive to Sittingbourne Railway Station which offers connections to London and other surrounding areas, this home is a commuters dream. For schools you have a number of great schools in the area such as South Avenue Primary School, Canterbury Road Primary School, Lansdowne Primary School, The Sittingbourne School, Fulston Manor School, Highsted Grammar School, and Meadowfield School.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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 CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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