

Business Unit & House For Sale



Orchard Cottage Keycol Hill, Newington **SITTINGBOURNE** Kent ME9 8NE

Location

Fronting the A2 3 miles from M2 junction, 0.6 of a mile west of the junction of the dualled A249 Sittingbourne Road.

Description

A refurbished semi-detached two double bedroom house with detached business unit.

Ground floor has a through lounge, new fitted kitchen, toilet and shower. An open staircase leads to the first floor with main bedroom & en-suite and a second bedroom. Two room basement with external access. Gas fired central heating with new boiler. New carpets.

The rear workshop, used for many years for an upholstery business, has new double glazed PVCU windows & patio doors as well as an electric roller shutter door. Planning permission just granted for conversion to ancillary living space to main house: 18/502040/FULL. **Works gross internal area 1,240 sqft.**

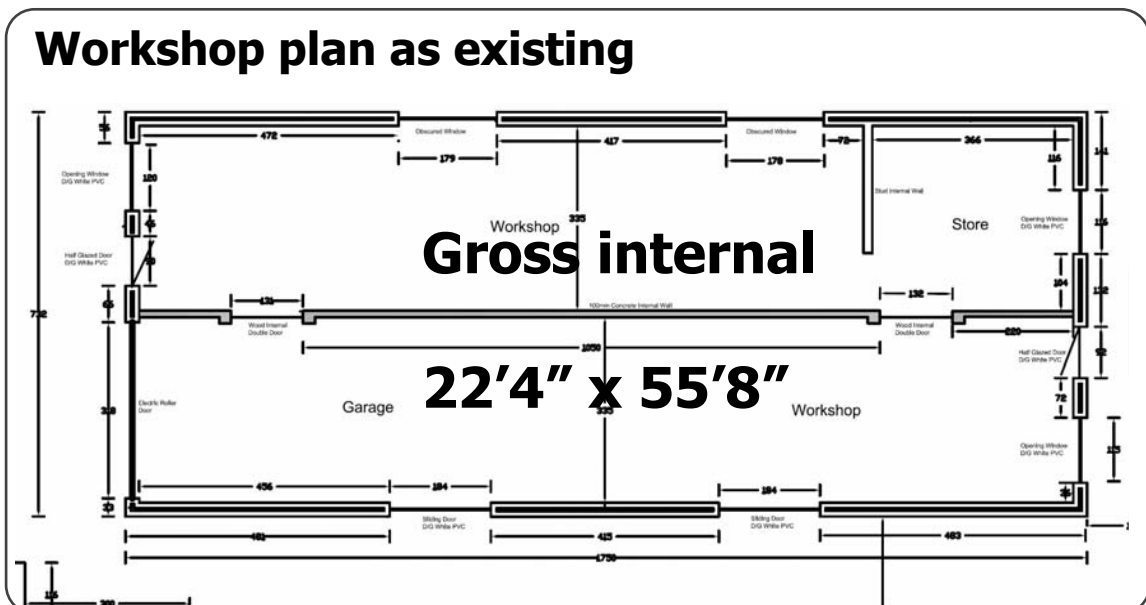
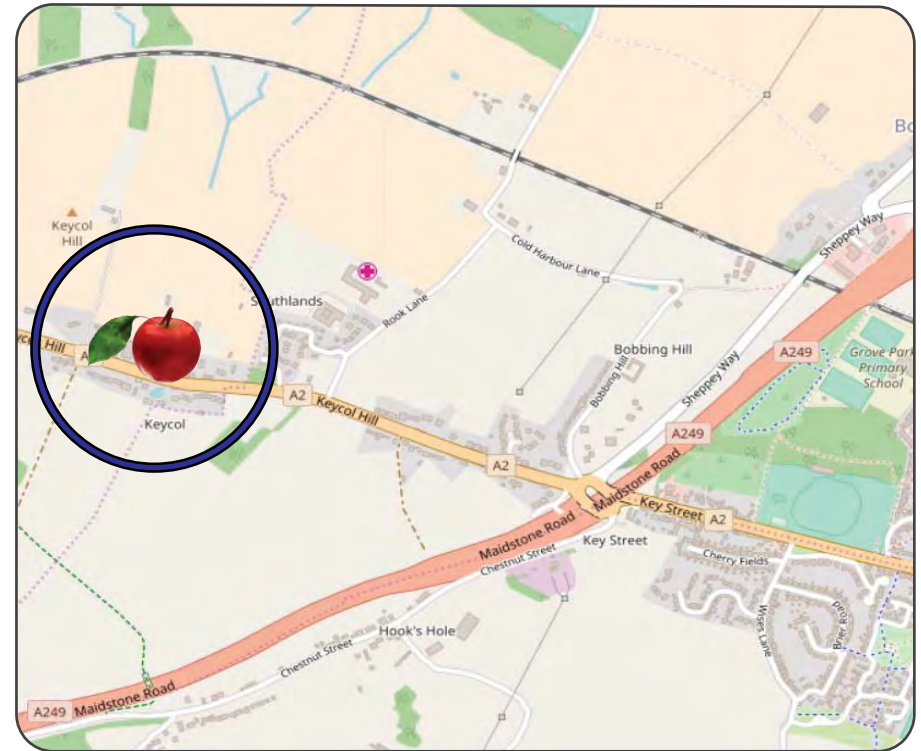
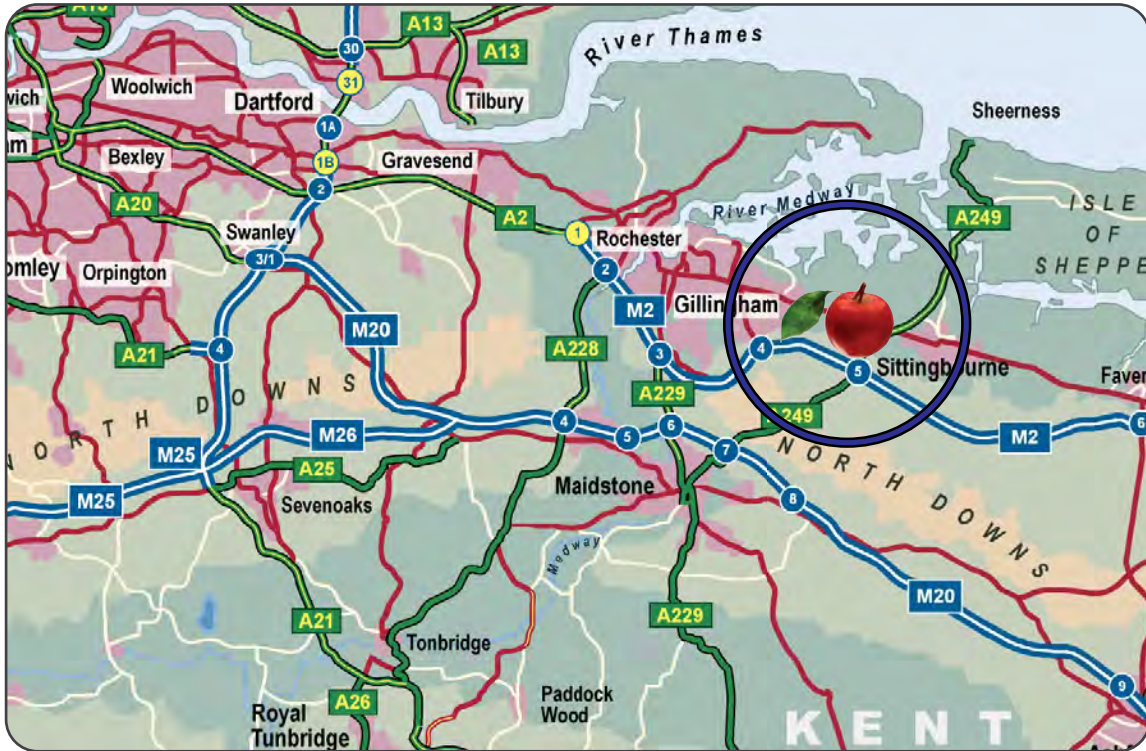
Terms

For sale freehold **£395,000** no vat, subject to contract. Council tax band C (£1,516.80 gross)

**Potential for
Granny annexe**

**2 bedroom house &
1,240 sqft works**





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These particulars are provided in good faith but do not form part of a contract. No statements are to be relied upon as statements of fact and parties intending to rely upon the information for any purpose whatsoever must satisfy themselves by inspection or otherwise as to the correctness of each statement.



27'1" x 12'6"

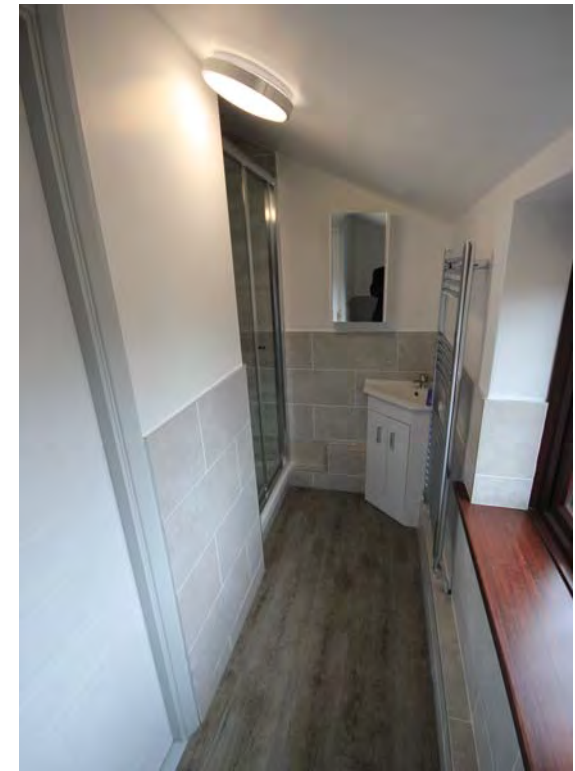


9'10" x 8'1"



27'1" x 12'6"

Ground floor





11'11" x 12'6"

First floor



11'11" x 9'1"



9'11" x 8'1"

Basement



The annexe

