



philip INDEPENDENT
ESTATE AGENT
Jarvis



8 Cross Lane, Milton, Sittingbourne, Kent. ME10 2AP.

£199,950 Freehold

Property Summary

"This two bedroom house is just waiting for a purchaser to put their own stamp on it." - Philip Jarvis, Director.

A two bedroom mid terraced house found in a tucked away and handy position in Milton.

Added to this it is being sold with no onward chain.

Downstairs there is an open plan sitting area leading through to the kitchen/dining area. Off a rear lobby is the bathroom. Upstairs there are the two double bedrooms.

Although requiring some updating and improvement, the property does benefit from double glazing and gas central heating.

There is also an attractive enclosed courtyard garden.

Found in Milton, just a short distance from the centre of Sittingbourne, there is good rail access to London and the M2 motorway is only a short driveway.

Features

- Two Bedroom Terraced House
- Downstairs Bathroom
- Requires Updating & Improvement
- No Onward Chain
- Council Tax Band B
- Open Plan Living Area
- Courtyard Area
- Double Glazing & Gas Central Heating
- EPC Rating: C

Ground Floor

Entrance Door To:

Sitting Area

3.61m x 3.51m (11' 10" x 11' 6") Double glazed window to front. Radiator. Parquet flooring. Leads through to:

Kitchen/Breakfast Area

3.61m x 3.20m (11' 10" max x 10' 6") Double glazed window to rear. Range of base and wall units. Integrated electric oven and hob with extractor over. Plumbing for washing machine. Fridge. Tiled floor. Small understairs cupboard. Stairs to first floor.

Rear Lobby

Double glazed door to side. Wall mounted boiler. Radiator.

Bathroom

Double glazed frosted window to rear. White suite of low level WC, pedestal hand basin and panelled bath with shower attachment. Radiator. Tiled floor. Fully tiled walls.

First Floor

Bedroom One

3.61m x 3.48m (11' 10" x 11' 5") Double glazed window to front. Radiator. Ornate fireplace.

Bedroom Two

3.15m x 2.82m (10' 4" x 9' 3") Double glazed window to rear. Radiator.

Exterior

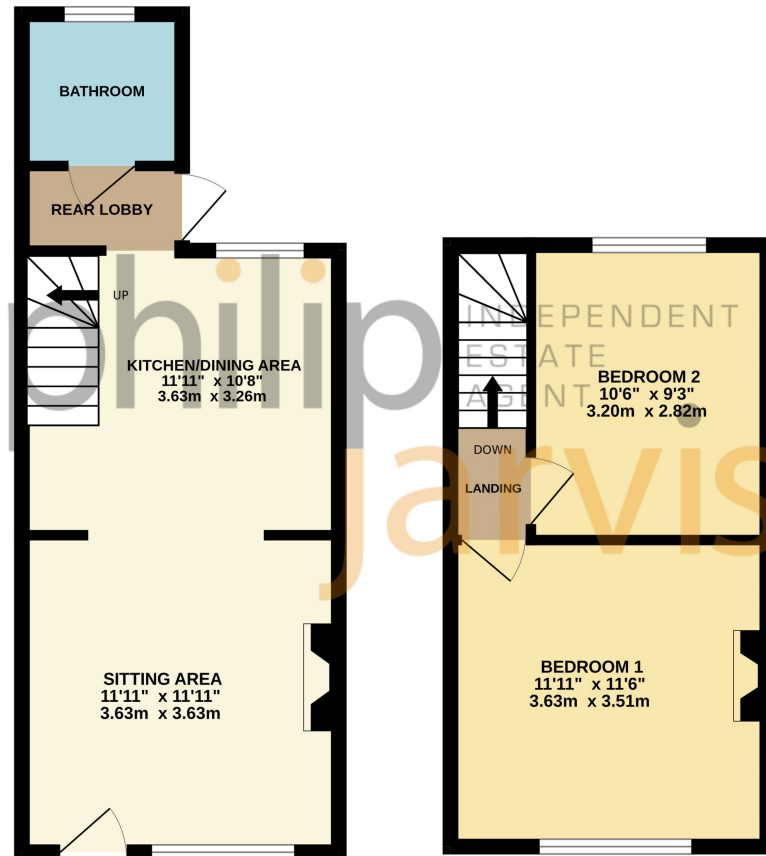
Rear Courtyard

Attractive courtyard area to rear with pedestrian access to the rear of the property.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		91
(81-91) B		
(69-80) C	70	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

Please Note: All dimensions are approximate and quoted for guidance only. Reference to appliances and/or services does not imply they are necessarily in working order or fit for purpose. interested parties are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contact, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout or virtual tour included this is for the general guidance only. it is not to scale and its accuracy cannot be confirmed.

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