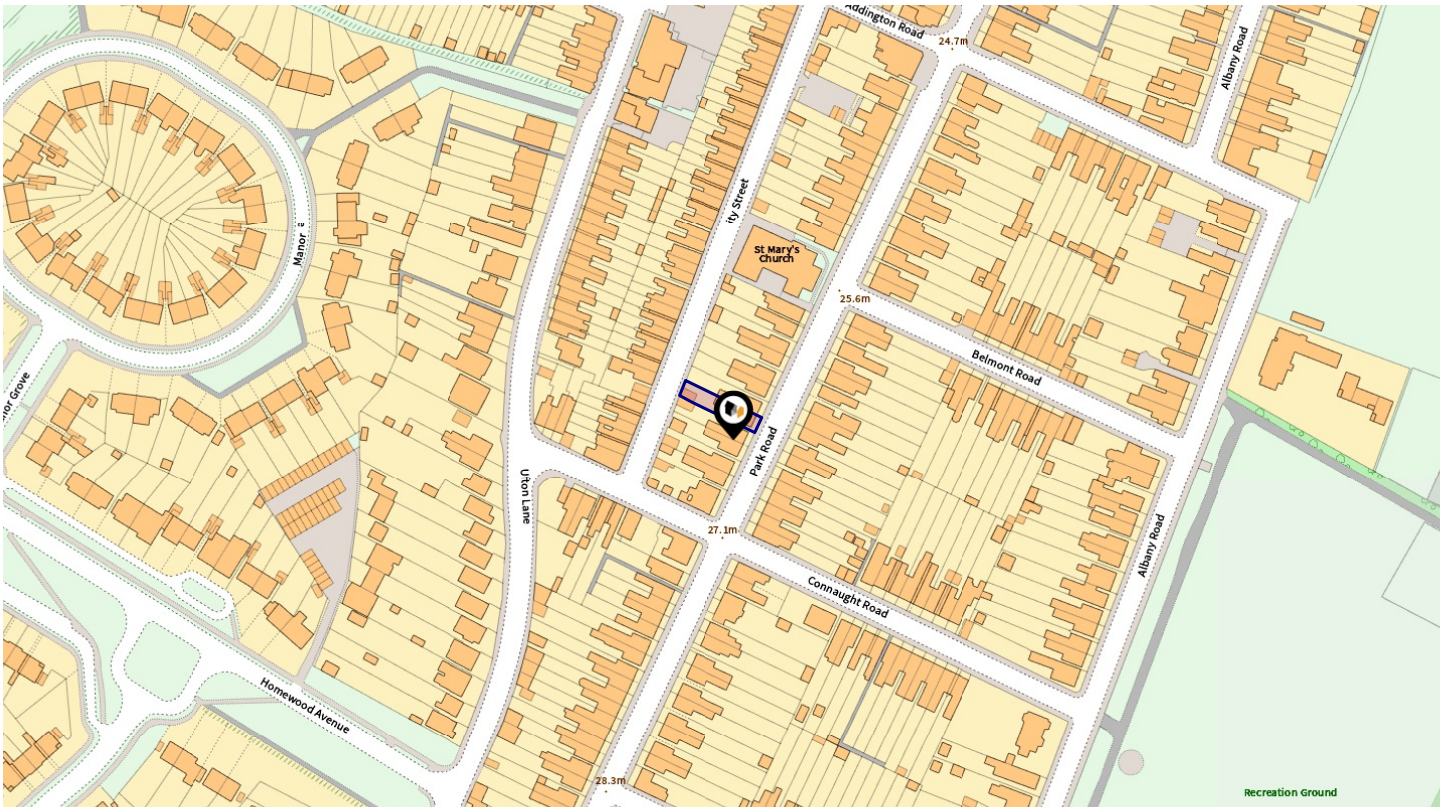


KEY FACTS FOR BUYERS

Park Road, Sittingbourne, ME10

September 2021



A guide to this property and the local area

Harrison Homes

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01795 474848
chris@harrisonshomes.co.uk
www.harrisonshomes.co.uk/about/



PROPERTY OVERVIEW

PARK ROAD, SITTINGBOURNE, ME10










 Boundary (Land Registry Title Plan)

PROPERTY KEY FACTS

| | |
|-----------------------------|---|
| Semi-Detached House | |
| Floor Area: | 1,227.09 ft ² 114.00 m ² |
| Plot Size: | 0.05 acres |
| Council Tax Band: | C |
| Annual Cost: | £1,690.71 (min) |
| Land Registry Title Number: | K258681 |
| Tenure: | Freehold |

AREA KEY FACTS

| | |
|--|---|
| Local Authority: | SWALE |
| Flood Risk: | Very Low |
| Conservation Area: | No |
| Predicted Broadband Speeds | |
| Basic: | 17 Mbps |
| Superfast: | 147 Mbps |
| Ultrafast: | 600 Mbps |
| Mobile Coverage (based on voice calls made indoors) | |
| EE: |  |
| Three: |  |
| O2: |  |
| Vodafone: |  |
| Satellite / Fibre TV Availability | |
| BT: |  |
| Sky: |  |
| Virgin: |  |

PLANNING HISTORY

No Planning Records Available

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PROPERTY OVERVIEW

PHOTO GALLERY

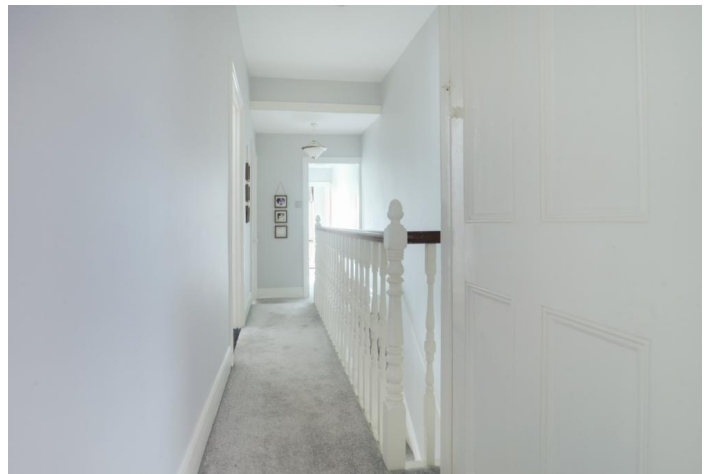


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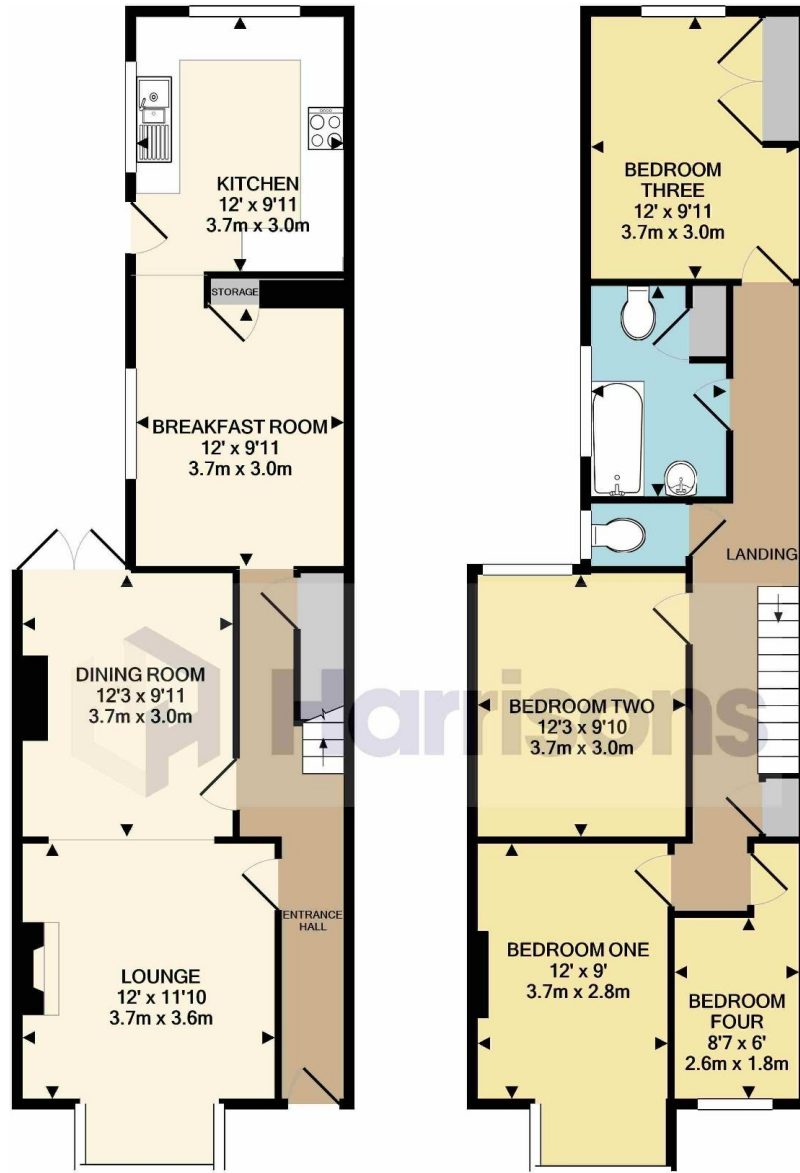


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PROPERTY OVERVIEW

FLOORPLANS



GROUND FLOOR
APPROX. FLOOR
AREA 625 SQ.FT.
(58.1 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 632 SQ.FT.
(58.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1257 SQ.FT. (116.8 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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PROPERTY OVERVIEW

EPC

SITTINGBOURNE, ME10

Energy rating

D

Valid until 30.07.2031

| Score | Energy rating | Current | Potential |
|-------|---------------|---------------|---------------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | | 77 C |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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LOCAL AREA

NEARBY SCHOOLS & RATINGS



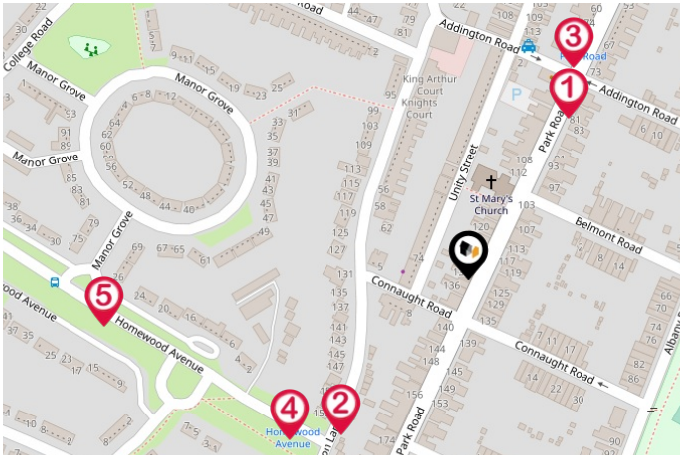
| Pin | School Details | Rating | Pupils | Distance | Nursery | Primary | Secondary | College | Private |
|-----|---|-------------|--------|------------|-------------------------------------|-------------------------------------|-------------------------------------|-------------------------------------|--------------------------|
| 1 | Borden Grammar School | Good | 829 | 0.23 Miles | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 2 | St Peter's Catholic Primary School | - | 209 | 0.28 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 3 | The Oaks Community Infant School | - | 316 | 0.36 Miles | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 4 | Westlands Primary School | Good | 564 | 0.37 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 5 | Fulston Manor School | Good | 1352 | 0.4 Miles | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 6 | Minterne Community Junior School | - | 385 | 0.41 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 7 | Highsted Grammar School | - | 853 | 0.42 Miles | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 8 | South Avenue Primary School | Good | 420 | 0.68 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 9 | VTC Independent School | - | - | - | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 10 | Tunstall Church of England (Aided) Primary School | Outstanding | 358 | 0.82 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 11 | Canterbury Road Primary School | Good | 208 | 0.85 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 12 | Westlands School | Good | 1648 | 0.89 Miles | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 13 | Milton Court Primary Academy | Good | 210 | 1.01 Miles | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 14 | Aspire School | - | - | - | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 15 | Regis Manor Primary School | Good | 487 | 1.13 Miles | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| 16 | Meadowfield School | Outstanding | 333 | 1.16 Miles | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |
| 17 | The Sittingbourne School | Good | 1422 | 1.16 Miles | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> |

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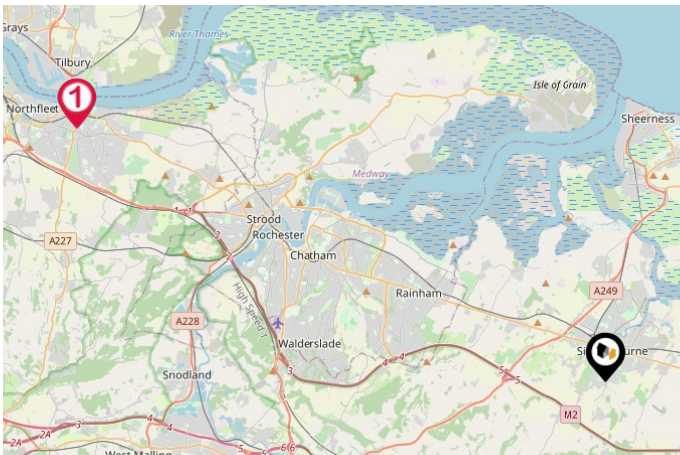
LOCAL AREA

NEAREST TRANSPORT LINKS



BUS STOPS/STATIONS

- 1 - Park Tavern | 0.09 miles
- 2 - Homewood Avenue | 0.09 miles
- 3 - Park Tavern | 0.11 miles
- 4 - Homewood Avenue | 0.11 miles
- 5 - Manor Grove | 0.17 miles



FERRY TERMINALS

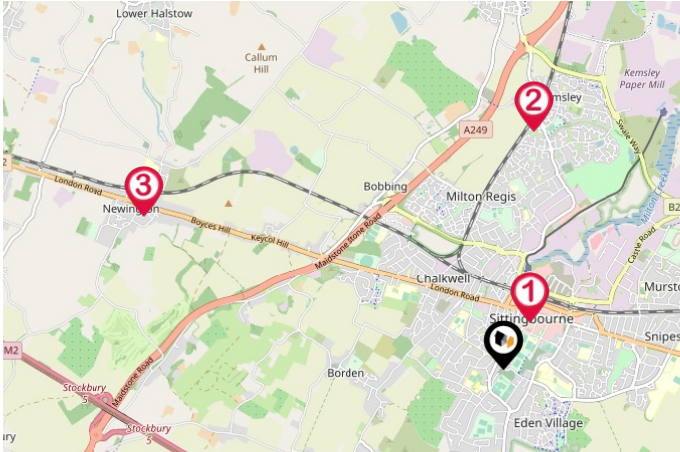
- 1 - Town Pier | 17.25 miles

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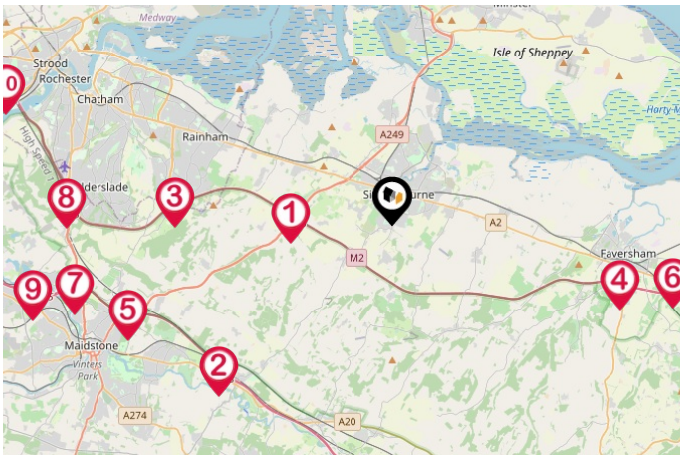
LOCAL AREA

NEAREST TRANSPORT LINKS



NATIONAL RAIL STATIONS

- 1 - Sittingbourne Rail Station | 0.42 miles
- 2 - Kemsley Rail Station | 1.79 miles
- 3 - Newington Rail Station | 2.86 miles



TRUNK ROADS/MOTORWAYS

- 1 - M2 J5 | 2.9 miles
- 2 - M20 J8 | 7.1 miles
- 3 - M2 J4 | 6.29 miles
- 4 - M2 J6 | 7.33 miles
- 5 - M20 J7 | 8.4 miles
- 6 - M2 J7 | 8.81 miles
- 7 - M20 J6 | 9.64 miles
- 8 - M2 J3 | 9.5 miles
- 9 - M20 J5 | 10.9 miles
- 10 - M2 J2 | 11.79 miles



AIRPORTS/HELIPADS

- 1 - London Southend Airport | 16.09 miles
- 2 - Lydd London Ashford Airport | 27.9 miles
- 3 - Kent International Airport | 27.17 miles
- 4 - Biggin Hill Airport | 30.08 miles

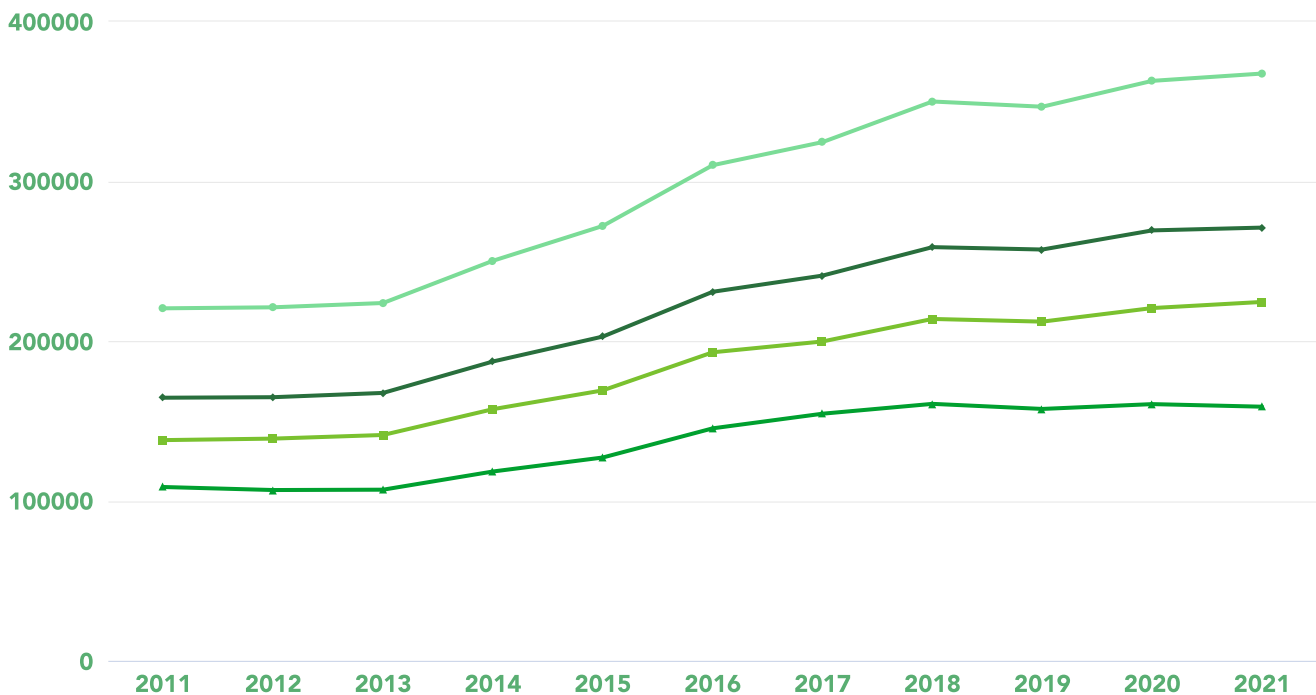
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LOCAL MARKET

HOUSE PRICE STATISTICS FOR ME10

10 YEAR HISTORY OF AVERAGE PRICES BY PROPERTY TYPE



FLAT
+ 46.19%



TERRACED
+ 62.59%



SEMI-DETACHED
+ 64.64%



DETACHED
+ 66.59%

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HARRISON HOMES

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Whatever you need, whatever your situation, we personalise our service to make it specific to you. You will discover that we're not about the sale but the experience.

Financial Services

Our mortgage advisor partners Henchurch Lane, have a point to prove to their clients and the industry as a whole. They're extremely passionate about what they do and believe there is a better way to offer advice to the masses in comparison to what's currently on offer elsewhere. They pride ourselves on alleviating the stresses of the mortgage and insurance application process by offering anti-jargon advice to help navigate the hundreds of deals and criteria pitfalls that exist in today's market place.

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Data Partners:



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