



## Orchard Court, Sittingbourne ME9 9BE

**Offers In Excess Of £410,000**

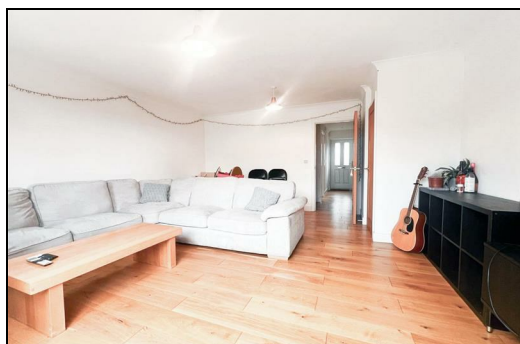
Presenting Jonagold House, a charming three-bedroom semi-detached house nestled within the exclusive Orchard Court development in Lynsted Village.


This delightful family home boasts a variety of sought after features, including high-quality kitchen and bathroom fittings. Offering beautiful views over open countryside to the rear, the property also features an enclosed rear garden with paved patio area and grass lawn. Built with distinctive yellow brick, Jonagold House is complemented by an attached carport and additional parking space for convenience.


The ground floor of this inviting house comprises of a downstairs cloakroom, fitted kitchen with integrated appliances and spacious lounge/dining room ideal for relaxing and entertaining guests. Ascending to the first floor, you will find the family bathroom with a shower bath alongside three well sized bedrooms, with the master bedroom benefitting from the luxury of an en-suite shower room.

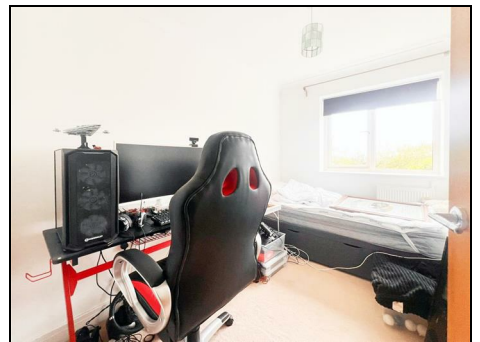
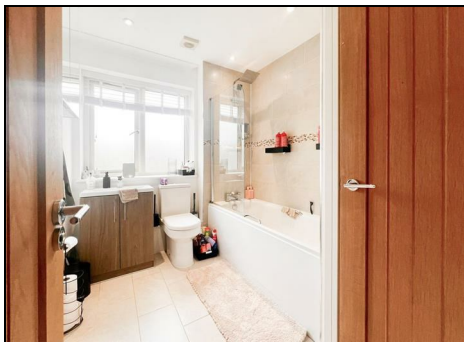
Ideally located, Lynsted Village provides easy access to the A2, making travel to nearby towns a breeze. Additionally, you will benefit from an array of local amenities close by, such as shops, a doctor's surgery, dentist, pharmacy, and post office. The popular towns of Faversham and Sittingbourne are a stone's throw away and offer additional amenities.

Don't miss your chance to view this wonderful property, contact us today to book your viewing and discover everything that Jonagold House has in store for you.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			95
(81-91) B		83	
(69-80) C			
(55-68) D			
(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 	



**ESTATE AGENCY : REDEFINED**

