



**Guide Price**  
**£180,000**

**Leasehold**

2x  2x  1x 

**Calliper House, Vellum  
Drive, Sittingbourne,  
Kent, ME10**

*Wards*  
Helping you move forwards





## Main features

- Allocated parking
- Ground floor position
- Popular Archers Park development
- Close walk to local amenities with pubs, shops and salons
- Close to the A249/M2 and M20 making this property ideal for commuters

## Accommodation

### GROUND FLOOR

Hallway

Kitchen/Living Area: 18'1 x 13'1  
(5.52m x 3.99m)

Bathroom

Bedroom 1: 13'7 x 10'5 (4.14m x 3.18m)

En-Suite Shower Room

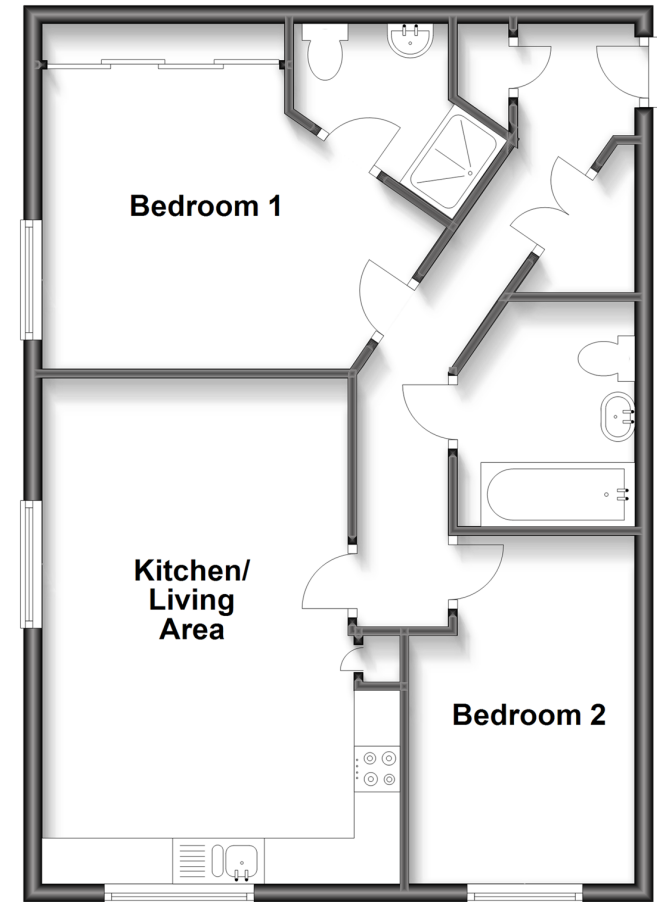
Bedroom 2: 12'6 x 8'2 (3.81m x 2.49m)

### OUTSIDE

Allocated Parking

## Ground Floor

Approx. 60.8 sq. metres (654.8 sq. feet)



**Call Sittingbourne - 01795 427272 ■ [wardsof Kent.co.uk](http://wardsof Kent.co.uk)**

- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



11738697/20250703/JB1/MC1