



Premier Way, Kemsley, Sittingbourne





\*\*\* Guide Price £310,000 - £330,000 \*\*\*

LambornHill are pleased to welcome for sale this extremely well presented and much loved family home in a sought after location in Sittingbourne. Positioned in a modern development close to town and Kemsley Train Station, this property is ideal for a family looking for schools and commuter links nearby. This gorgeous home offers an open plan Kitchen/Diner, lounge and WC downstairs. The first floor offers three spacious bedrooms and two bathrooms. The rear garden is also a great size and captures plenty of sunshine. There is also direct access to the garage and parking at the rear.

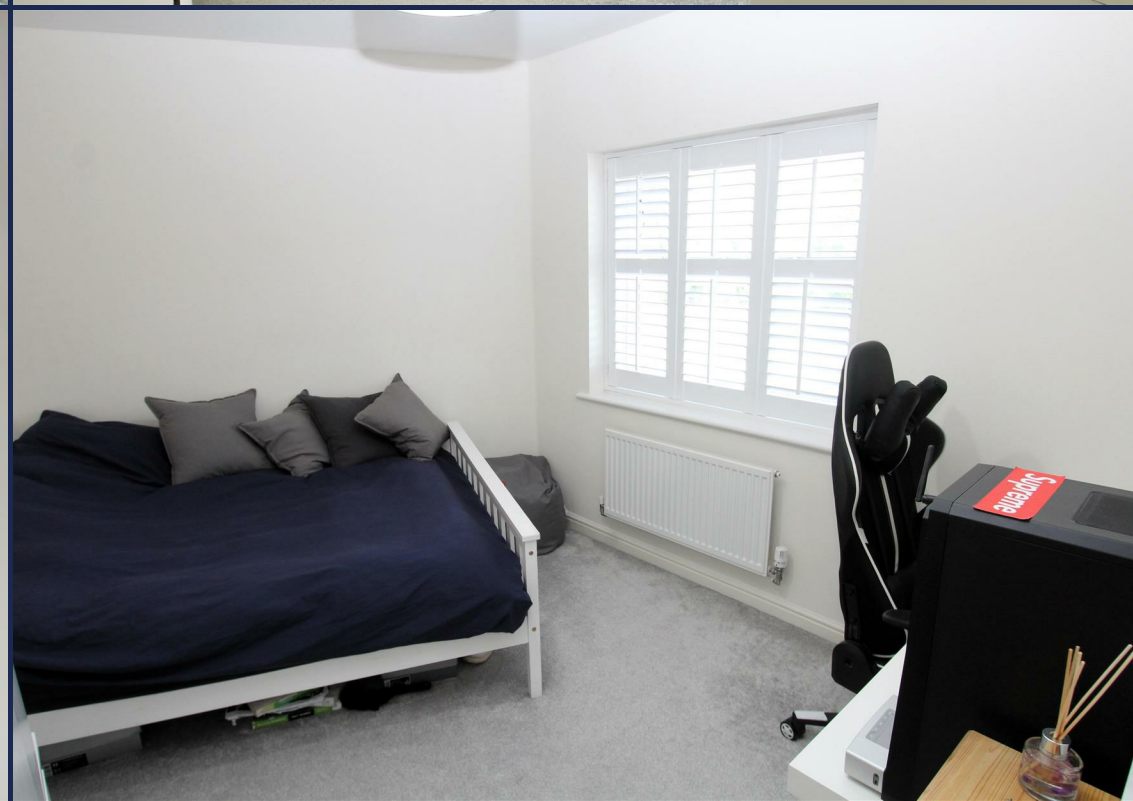
**\*\*Agents Note\*\***

We have been notified that this property has been underpinned and further information can be provided by calling us.

## Guide Price £310,000

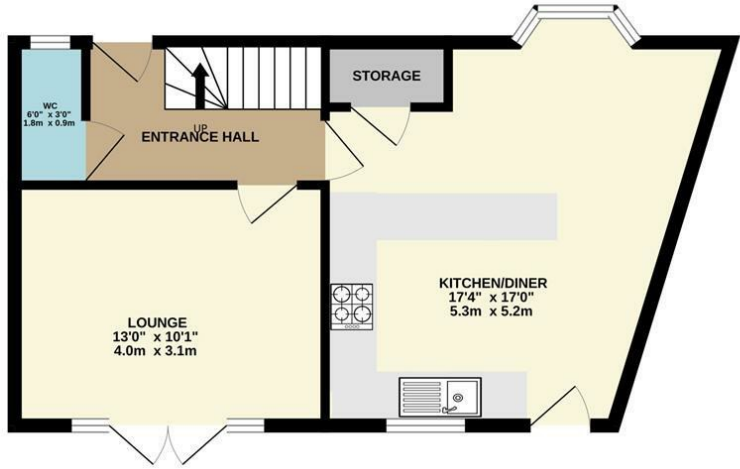
- Guide Price £325,000 - £350,000
- Three Bedrooms
- Two Bathrooms
- Kitchen/Diner
- Spacious Lounge
- Downstairs WC
- Garden
- Garage & Off Road Parking
- EPC Rating: C
- Council Tax Band: C



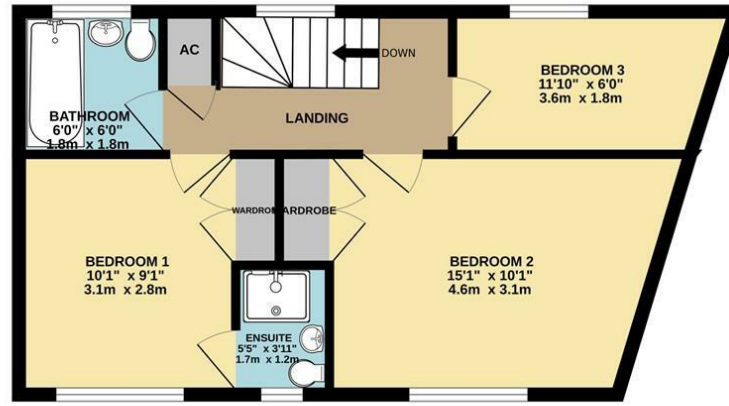




GROUND FLOOR  
447 sq.ft. (41.5 sq.m.) approx.



1ST FLOOR  
442 sq.ft. (41.0 sq.m.) approx.



TOTAL FLOOR AREA : 889 sq.ft. (82.6 sq.m.) approx.

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 plus) <b>A</b>		<b>87</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.