



Papyrus Drive, Sittingbourne

We are delighted to bring to the market this impressive Three Bedroom Terraced House. The property was built in 2018 and proved to be a very popular development. The ground floor accommodation comprises of Entrance Hallway, Downstairs Cloakroom, Kitchen / Diner and a Lounge. To the first floor there are Three Bedrooms, two of which are double in size with the Master Bedroom coming with an En-suite Shower Room and fitted wardrobes. In addition there is a modern Bathroom suite. Externally there is a nice size garden and to the front there are two parking bays. To arrange your viewing appointment please call the office. Agents note. there is a service charge of £140.00 that is paid twice yearly.

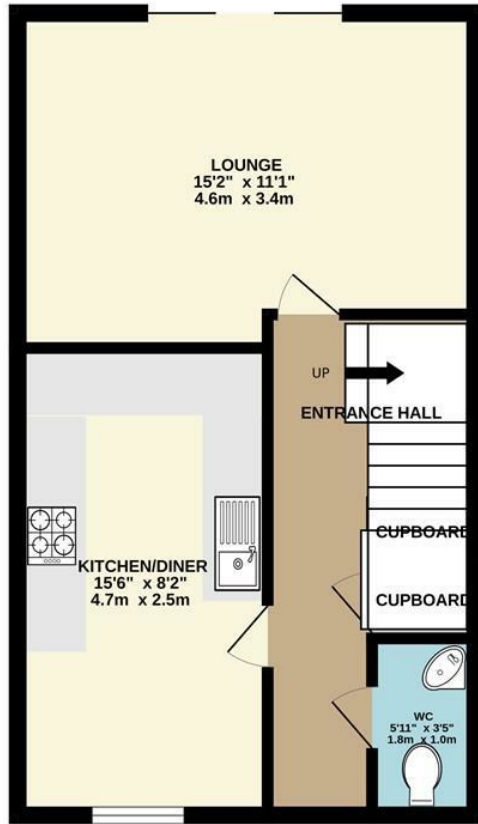
Asking Price £330,000

- Modern Three Bedroom Terraced Property
- Downstairs Cloakroom
- Kitchen Diner
- Lounge
- En-Suite Shower Room to Master Bedroom
- Two Parking Bays to Front
- Cul-De Sac Location
- Great Links with A249
- Freehold - Council Tax Band - C
- EPC Rating - B (83)

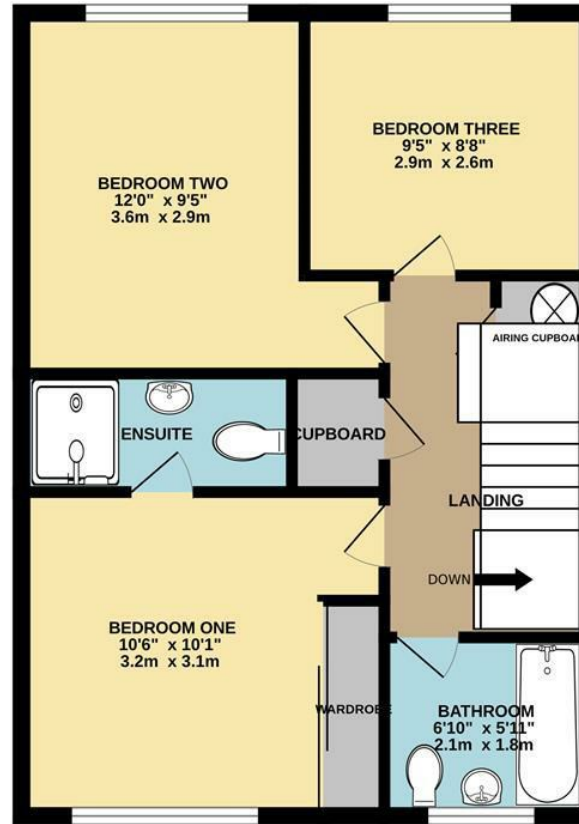




GROUND FLOOR
405 sq.ft. (37.6 sq.m.) approx.



1ST FLOOR
502 sq.ft. (46.6 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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) 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			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		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.