



Peregrine Drive, Sittingbourne

GUIDE PRICE £325,000-£350,000 LambornHill are delighted to bring to the market this Three Bedroom Detached property located in the ever popular area of South Sittingbourne Location. The accommodation to the ground floor comprises of Entrance Hall, Downstairs Cloakroom, Fitted Kitchen, Lounge Diner leading on to a spacious Conservatory which was added by the current owners. To the first floor there are three Bedrooms and a Family Bathroom. Externally, there is a neat rear garden which give access to the garage and there is a parking space in front of the said garage. To the front there is a small garden area. To arrange your viewing appointment then please contact the office.

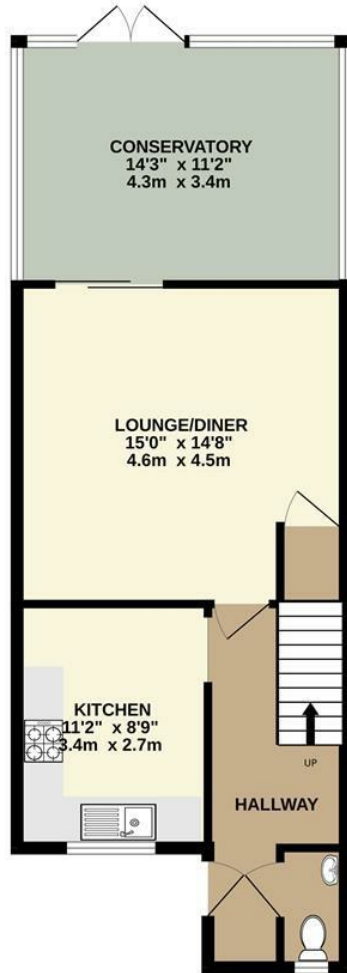
Asking Price £325,000

- Three Bedroom Detached Family Home
- Located on the South Side of Sittingbourne
- Garage and Driveway
- Spacious Conservatory
- Fitted Kitchen and Modern Bathroom
- Downstairs Cloakroom
- Great Links with Local Schools
- EPC Rating - C (71)
- Council Tax Band - D
- Freehold

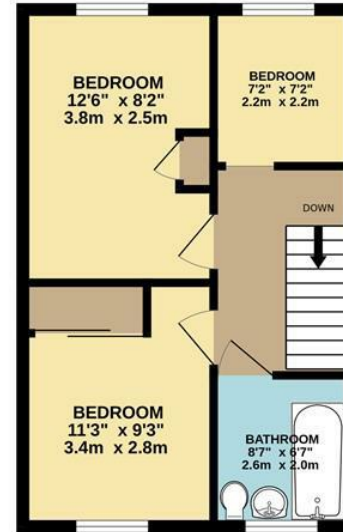




GROUND FLOOR
590 sq.ft. (54.8 sq.m.) approx.



1ST FLOOR
356 sq.ft. (33.1 sq.m.) approx.



TOTAL FLOOR AREA: 947 sq.ft. (87.9 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			86
(81-91) B			
(69-80) C		71	
(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.