



Moonstone Square, Sittingbourne

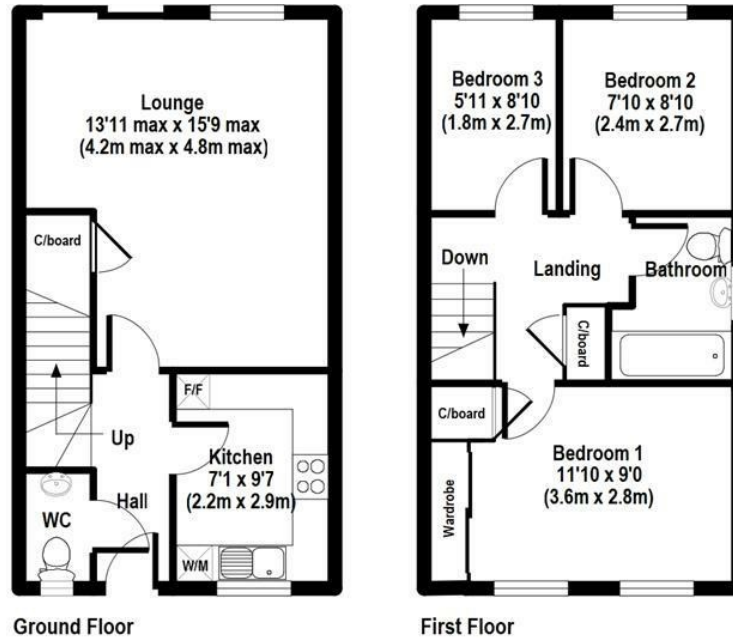
Lamborn & Hill are pleased to offer for sale this modern family home on the popular Sonora Fields development. This is an ideal opportunity for a first time purchase or investment alike as the area is massively popular with young families. Internally the accommodation is bright and spacious, there are three bedrooms, two of which are doubles and the third a nice size also. On the ground floor is the kitchen and cloakroom to front, with a large lounge/diner living space with patio doors leading to the rear garden. There is allocated parking for one vehicle and also other parking (non-allocated) nearby. Demand is expected to be high and as such an early call is advised to avoid disappointment. **CALL NOW TO VIEW!**

Offers In Excess Of £290,000

- **NEW PRICE!**
- Three Bedroom End Terrace Home
- Ideal First Time Buy or Investment
- Allocated Parking
- Popular Sonora Fields Development.
- EPC Rating C (75)
- Council Tax Band C
- **CALL NOW TO VIEW!**







APPROX GROSS INTERNAL FLOOR AREA: 707 sq. ft / 66 sq. m

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FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(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.