



Merleburgh Drive, Kemsley, Sittingbourne

*** Guide Price £220,000 - £240,000 ***

Welcome to Merleburgh Drive, Kemsley, Sittingbourne - a charming property that could be your perfect first home or a savvy investment opportunity. This delightful house boasts a cosy reception room, two comfortable bedrooms, and a bathroom.

Situated in a peaceful cul-de-sac, this property offers a sense of tranquillity and security. The gated off-road parking ensures convenience and peace of mind for you and your visitors.

With new double glazing, you can enjoy a bright and energy-efficient living space all year round. The absence of a chain means a smoother and quicker process for you to make this house your own. Perfect for someone to add their own stamp and create a wonderful home

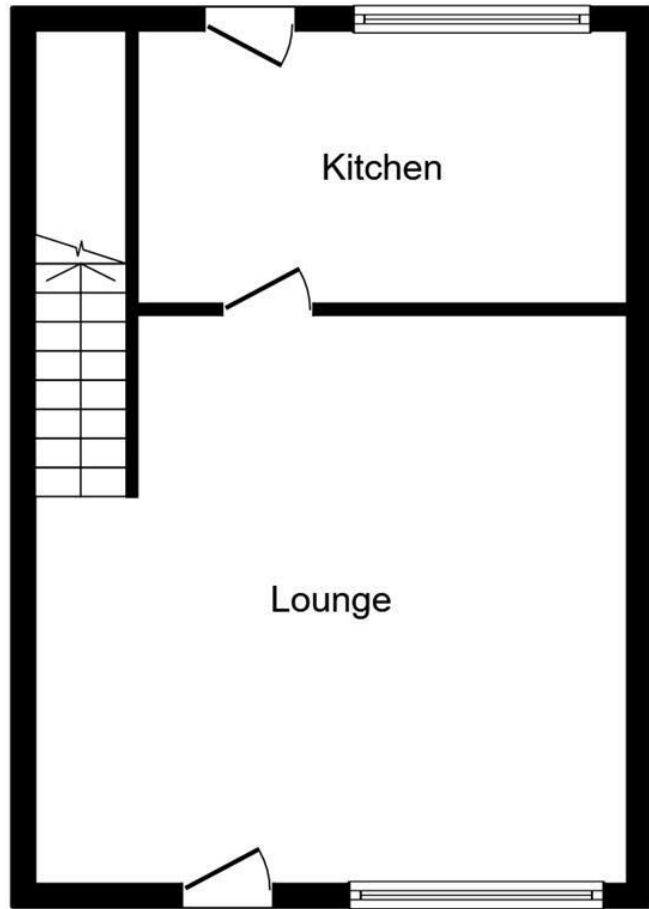
Don't miss out on the chance to own this lovely home in a desirable location. Whether you're looking to take your first step onto the property ladder or seeking a promising investment, this property on Merleburgh Drive is a fantastic opportunity not to be missed.

Guide Price £220,000

- No Chain
- Off road parking
- Two double bedrooms
- Cul de sac location
- Freehold
- Council tax B
- Double glazing
- Large living room
- Garden
- A must view

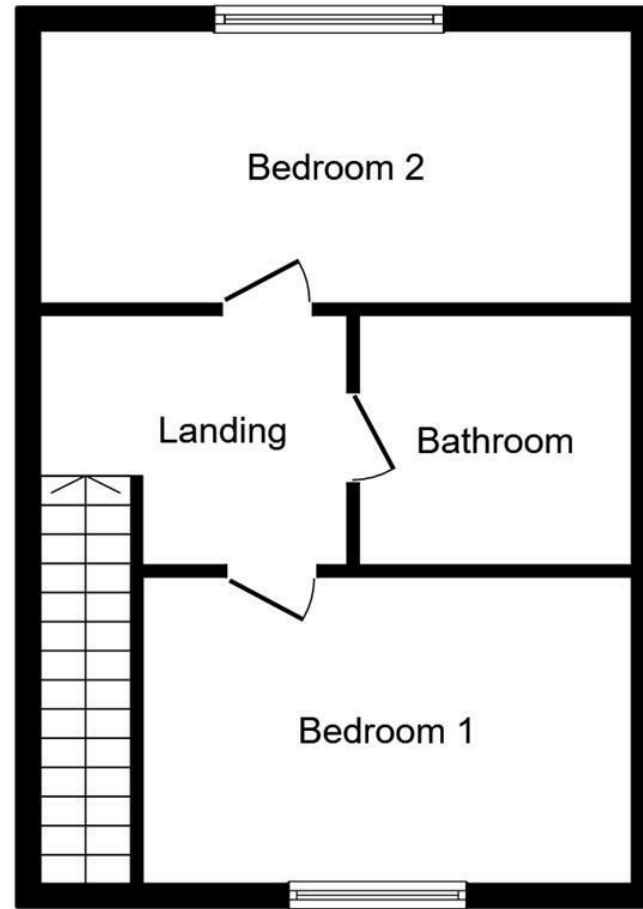






Ground Floor

Floor area 39.0 m² (420 sq.ft.)



First Floor

Floor area 39.0 m² (420 sq.ft.)

TOTAL: 78.0 m² (840 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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