



Vaughan Drive, Kemsley, Sittingbourne

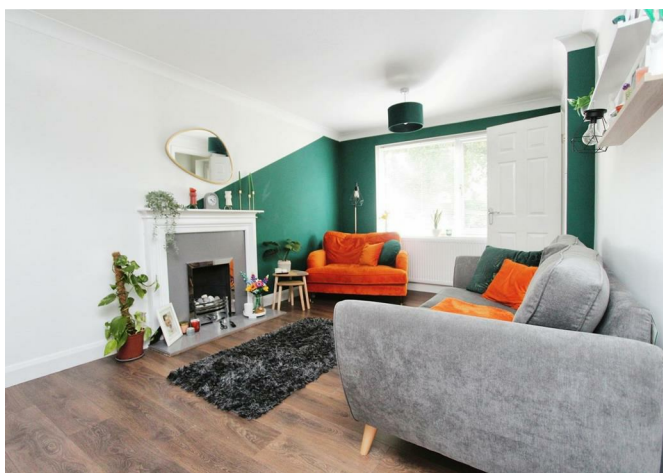


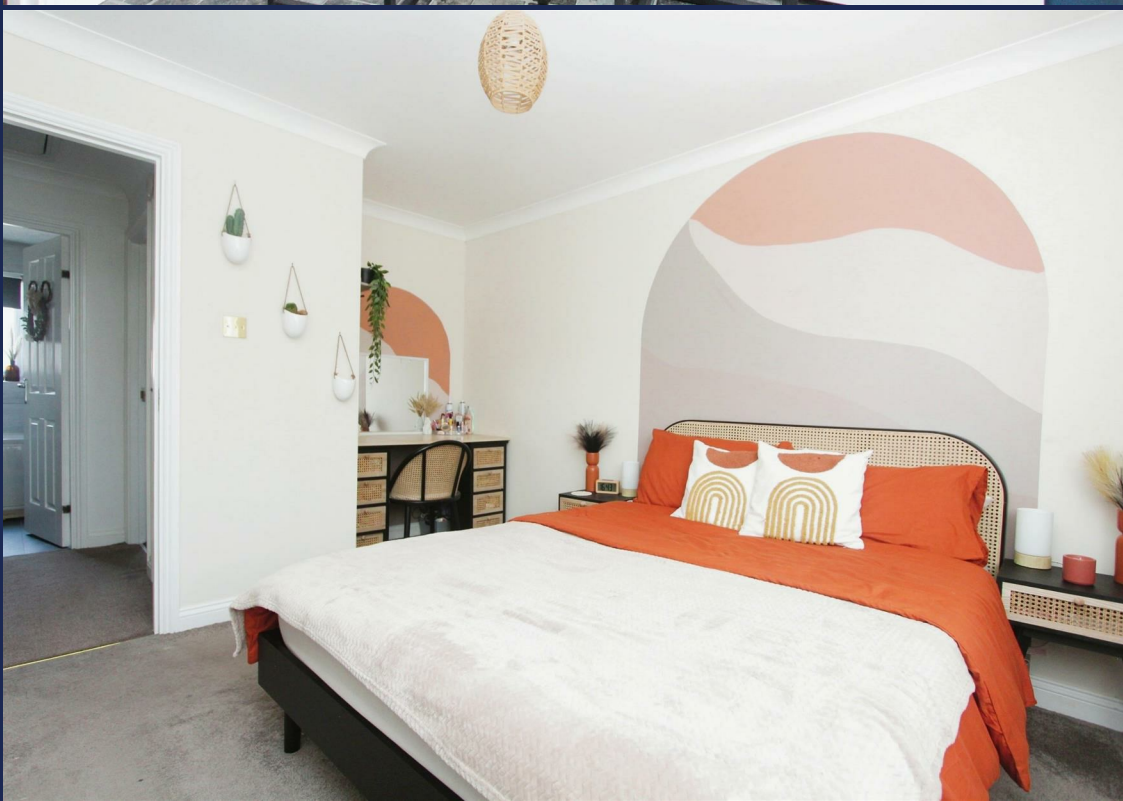
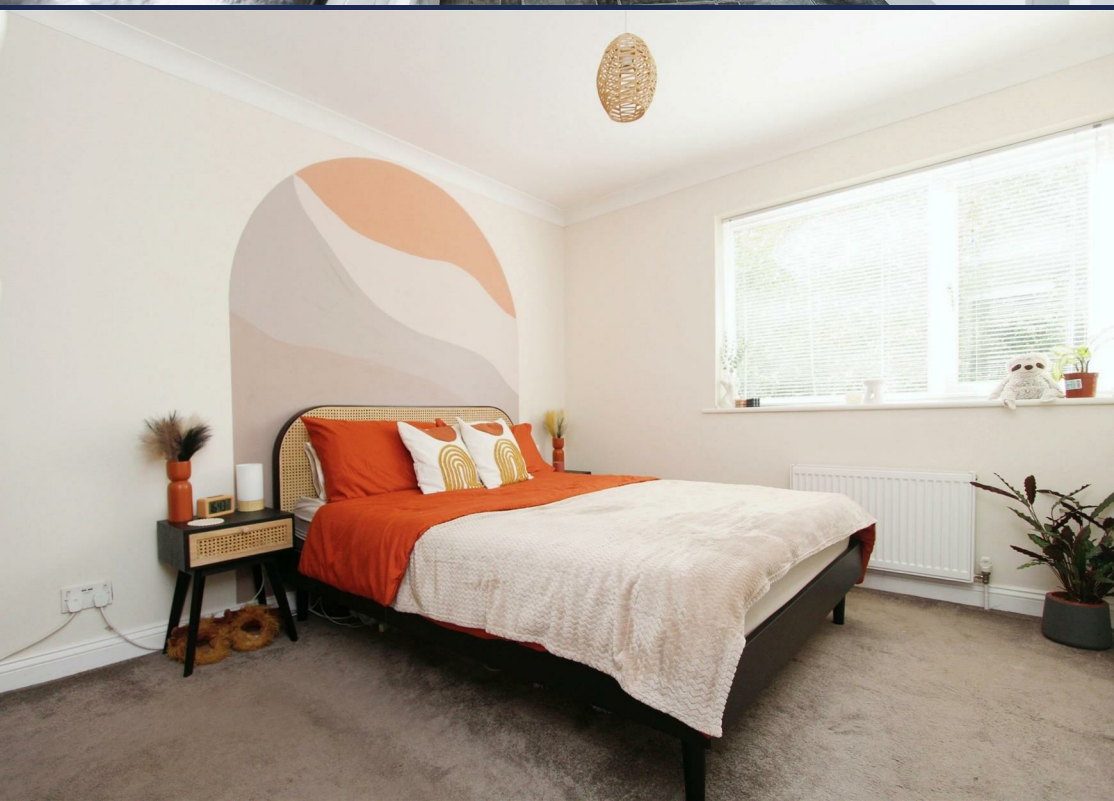
Welcome to this modern, well-presented 2-bedroom home, perfect for contemporary living. The property features a spacious kitchen, an upstairs bathroom, and two bedrooms that can comfortably accommodate double beds. A garage and off-road parking are conveniently located at the back, ensuring ample space for your vehicles.

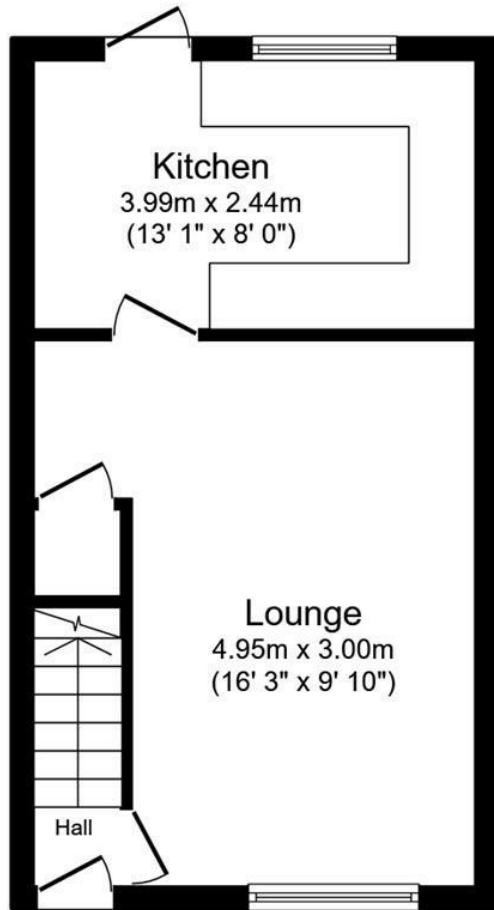
Located just a short drive from the A249, this home offers excellent transport links and easy access to Sittingbourne. The green space at the front of the property adds a touch of nature, providing a pleasant view and a peaceful atmosphere. This home combines style, comfort, and convenience, making it an ideal choice for your next move.

## Offers Invited £280,000

- Freehold & Council Tax Band C
- EPC Grade D (65)
- End of Terrace
- Beautifully Presented
- Garage & Parking
- Set Back From The Road

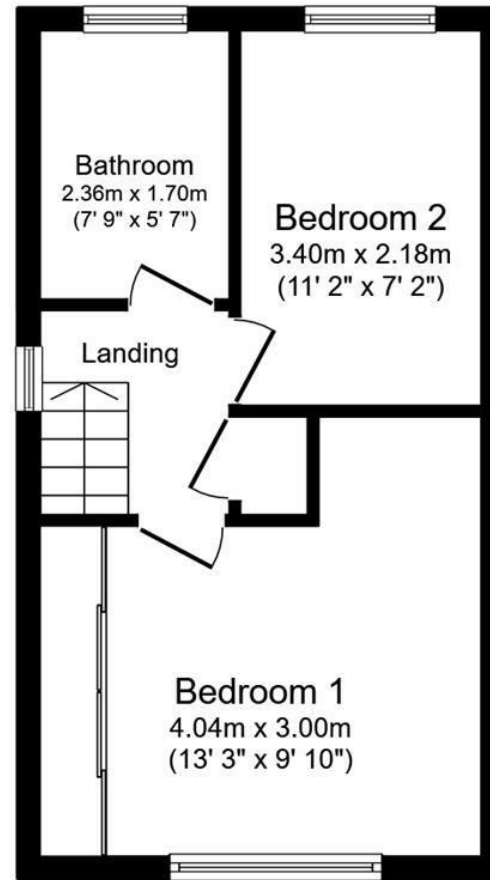






### Ground Floor

Floor area 30.0 m<sup>2</sup> (323 sq.ft.)



### First Floor

Floor area 30.0 m<sup>2</sup> (323 sq.ft.)

**TOTAL: 59.9 m<sup>2</sup> (645 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](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>90</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 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.