



Amethyst Drive, Sittingbourne

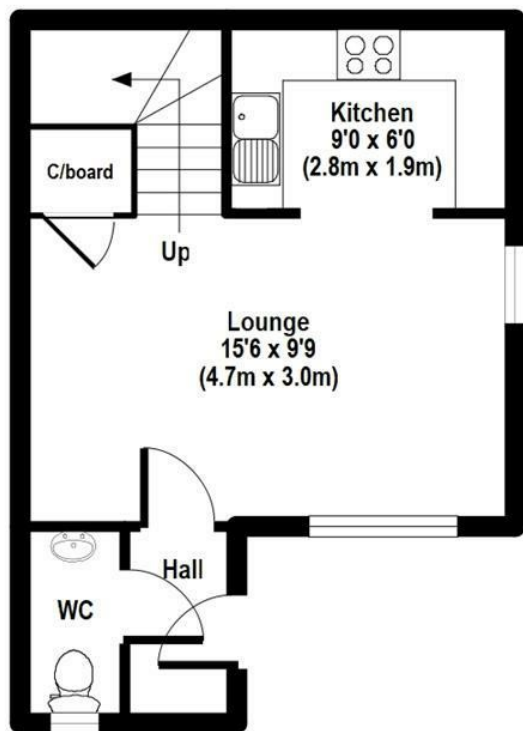
*****OPEN DAY 17TH MAY ***** Call now to view this smartly presented property on Amethyst Drive. The property is bright, spacious and airy and is sure to appeal to many. There is a main bathroom upstairs and a handy separate WC downstairs, two bedrooms and living room/kitchen to ground floor. Externally there is off road parking for 1 vehicle and a garage. Properties on Sonora Fields are keenly sought after and as such an early call is strongly advised. Council Tax Band B - AVAILABLE FROM 10TH JUNE

£1,150 PCM

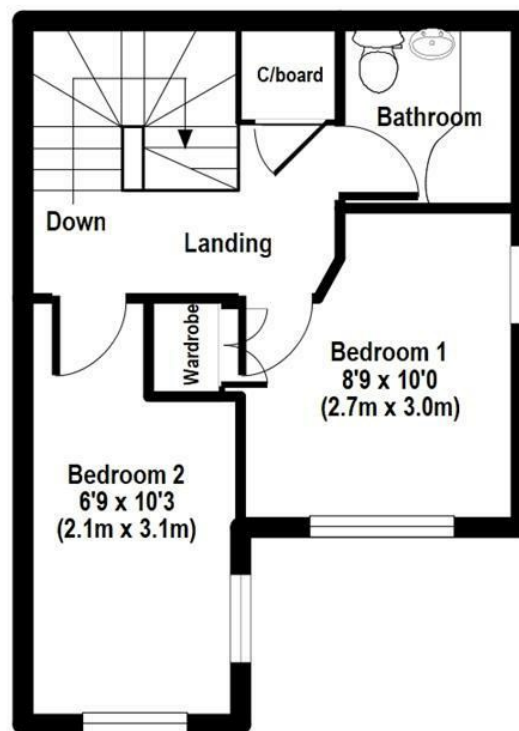
- MODERN 2 BEDROOM HOUSE
- 2 Bedroom Cluster House
- Off Road Parking
- Garage
- EPC Rating C (75)
- Downstairs WC
- Popular Sonora Fields Location
- Council Tax Band B
- CALL NOW TO VIEW!







Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 578 sq. ft / 54 sq. m

Amethyst Drive

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.

The above statement applies to both 'The Floor Plan People' and the Company or individual displaying this floor plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		92
(81-91) B		
(69-80) C	75	
(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		93
(81-91) B		
(69-80) C	76	
(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.

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