



Viewing

Strictly by appointment through the
vendors agents HARRISONS RESIDENTIAL
on 01795 474848



Energy Efficiency Rating	
EU Directive 2002/91/EC	EU Directive 2002/91/EC
Very energy efficient - lower running costs	Very energy efficient - lower running costs
A (82 kWh)	A (82 kWh)
B (61 kWh)	B (61 kWh)
C (50 kWh)	C (50 kWh)
D (39 kWh)	D (39 kWh)
E (28 kWh)	E (28 kWh)
F (17 kWh)	F (17 kWh)
G (9 kWh)	G (9 kWh)
Not energy efficient - higher running costs	Not energy efficient - higher running costs
EU Directive 2002/91/EC	EU Directive 2002/91/EC

Important Notice: Harrisons Residential, their clients any joint agents give notice that:

1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text photographs and plans are for guidance only and are not necessarily comprehensive.

2. It should not be assumed that the property has all necessary planning, building regulation or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

6 Bergamot Close
SITTINGBOURNE
ME10 4EY

MODERN, ATTRACTIVE SEMI DETACHED CONVENIENTLY SITUATED ON THE 'EDEN VILLAGE' DEVELOPMENT, WHICH IS LOCATED WITHIN EASY DISTANCE FROM A SELECTION OF POPULAR SCHOOLS! The property is being offered in good condition throughout and benefits from having a driveway, garage, modern fitted kitchen, en-suite to master bedroom and ground floor cloak room. The development is situated on the favoured South side of Sittingbourne, 1 mile (2 km) approx. from Sittingbourne Town Centre, with a range of commuter links to London and the Commuter coach stop is close by for anyone looking to commute to London.

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- EN SUITE SHOWER ROOM TO MASTER BEDROOM
- Lounge & Sperate Dining Room
- Ground Floor Cloak Room
- Modern Fitted Kitchen
- Garage & Driveway
- Southerly Aspect Rear Garden
- Popular Location

Our Office Hours: Monday to Friday 9:00am to 6:00pm
Saturdays 9:00am to 5:00pm





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- Entrance Hall
- Lounge
17'7" x 9'11"
- Kitchen
8'8" x 11'2"
- Dining Room
11'2" x 8'2"m
- Ground Floor Cloak Room
- First Floor Landing
- Master Bedroom
11'10" x 10'1"
- En-Suite Shower Room
- Bedroom Two
9'4" x 10'2"
- Bedroom Three
9'4" x 7'2"
- Bathroom
- Rear Garden
Southerly Aspect Rear Garden
- Garage
17'0" x 8'3"
- Driveway



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