



Beauvoir Drive, Kemsley, Sittingbourne

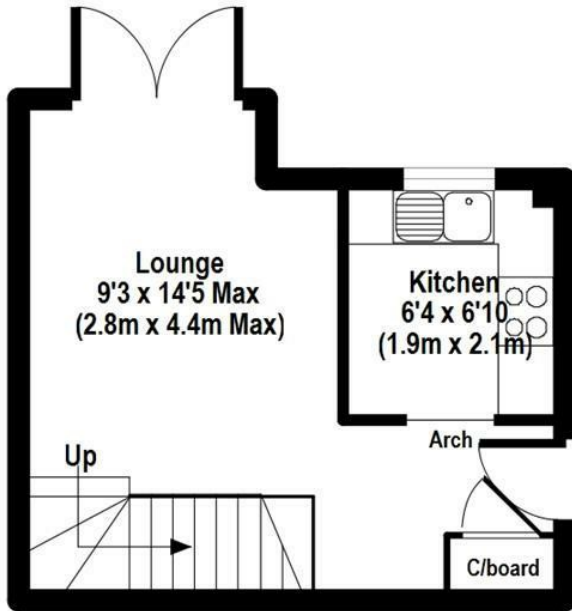
ONE BEDROOM HOME WITH GARDEN AND GARAGE! We are delighted to bring to the market this well presented, one bedroom starter home, located in a quiet cul de sac on Beauvoir Drive. The property boasts good size living accommodation comprising of entrance hall, lounge and kitchen to the ground floor with a large main bedroom and bathroom to the first floor. Externally the property has a spacious rear garden with patio doors from the lounge, a single garage with additional parking for two cars. Beauvoir Drive can be found off Newman Drive in Kemsley and offers great links to the A249 which further provides easy access to both the M2/ M20 motorways. Kemsley mainline railway station is within walking distance and one stop brings you to Sittingbourne train station which provides high speed links into London. This property would make an ideal first time purchase or investment and we highly recommend an internal viewing at your earliest convenience.

## Asking Price £185,000

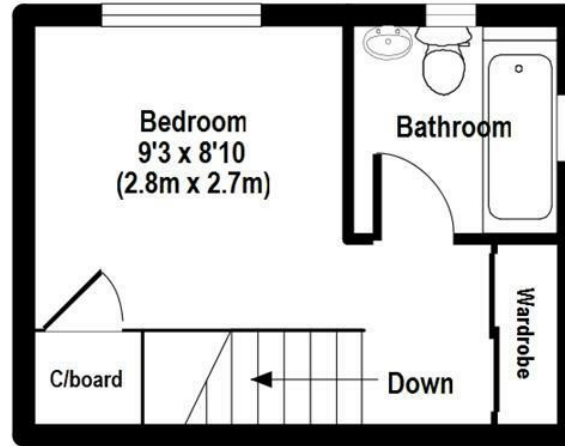
- One Bedroom Starter Home
- Cul Du Sac Location
- Patio Doors off Lounge
- Large Garden to Rear
- Garage and Off Road Parking
- EPC Rating D (65)
- Ideal First Time Purchase
- CALL NOW TO VIEW!







Ground Floor



First Floor

APPROX GROSS INTERNAL FLOOR AREA: 395.01 sq. ft / 36.71 sq. m

**Beauvoir 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 Estate Agent marketing this property.  
 (c) THE FLOOR PLAN PEOPLE unauthorised reproduction prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>65</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		
England & Wales <small>EU Directive 2002/91/EC</small>		
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		
England & Wales <small>EU Directive 2002/91/EC</small>		

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.