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

Important Notice: Harrison's Residential, their clients any joint agents give notice that:

Energy Efficiency Rating	Environmental Impact (CO <sub>2</sub> ) Rating
A (81-91)	A (10-15)
B (69-80)	B (16-20)
C (55-68)	C (21-25)
D (39-54)	D (26-30)
E (29-38)	E (31-35)
F (13-28)	F (36-40)
G (1-12)	G (41-45)

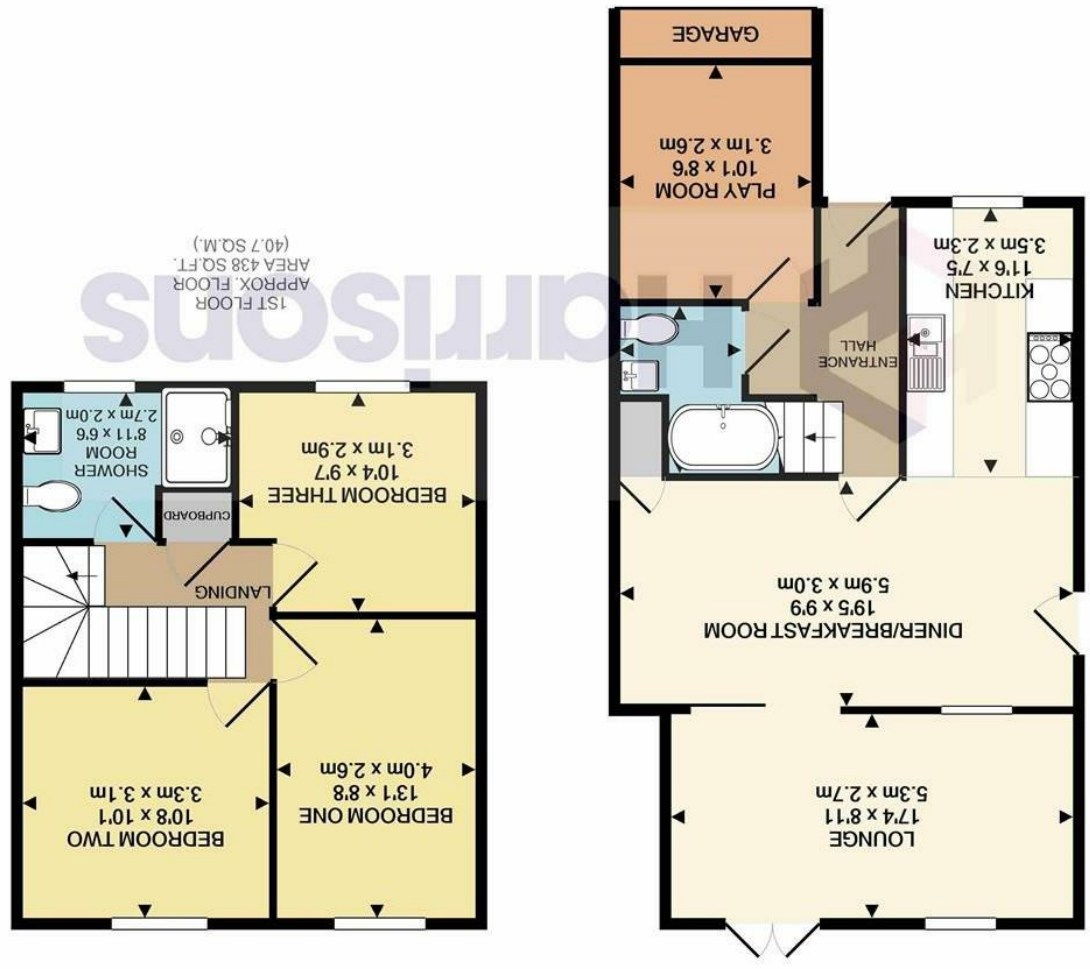


Strictly by appointment through the vendors agents HARRISON'S HOMES on 01795 474848

Viewing

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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TOTAL APPROX. FLOOR AREA 1076 SQ.FT. (100.0 SQ.M.)  
 APPROX. FLOOR AREA 639 SQ.FT. (59.3 SQ.M.)  
 GROUND FLOOR



The Mews Bell Road  
Sittingbourne  
ME10 4EF

STUNNING, EXTENDED DETACHED HOUSE SITUATED AT THE END OF A DELIGHTFUL CUL-DE-SAC TO THE SOUTH SIDE OF SITTINGBOURNE. The property has been tastefully updated throughout by the present owners and offers deceptively spacious accommodation. Located on the sought after side of Town which is within walking distance from a selection of favoured schools and is only a short distance from the Town Centre and Mainline Railway Station. Harrisons Homes, A House is a building, a home is a feeling.



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

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Entrance Hall

Bathroom

Play Room  
10'1 x 8'6

Diner/Breakfast Room  
19'5 x 9'9

Kitchen  
11'6 x 7'5

Lounge  
17'4 x 8'11

Landing

Bedroom One  
13'1 x 8'8

Bedroom Two  
10'8 x 10'1

Bedroom Three  
10'4 x 9'7

Shower Room  
8'11 x 6'6

Rear Garden  
25'



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