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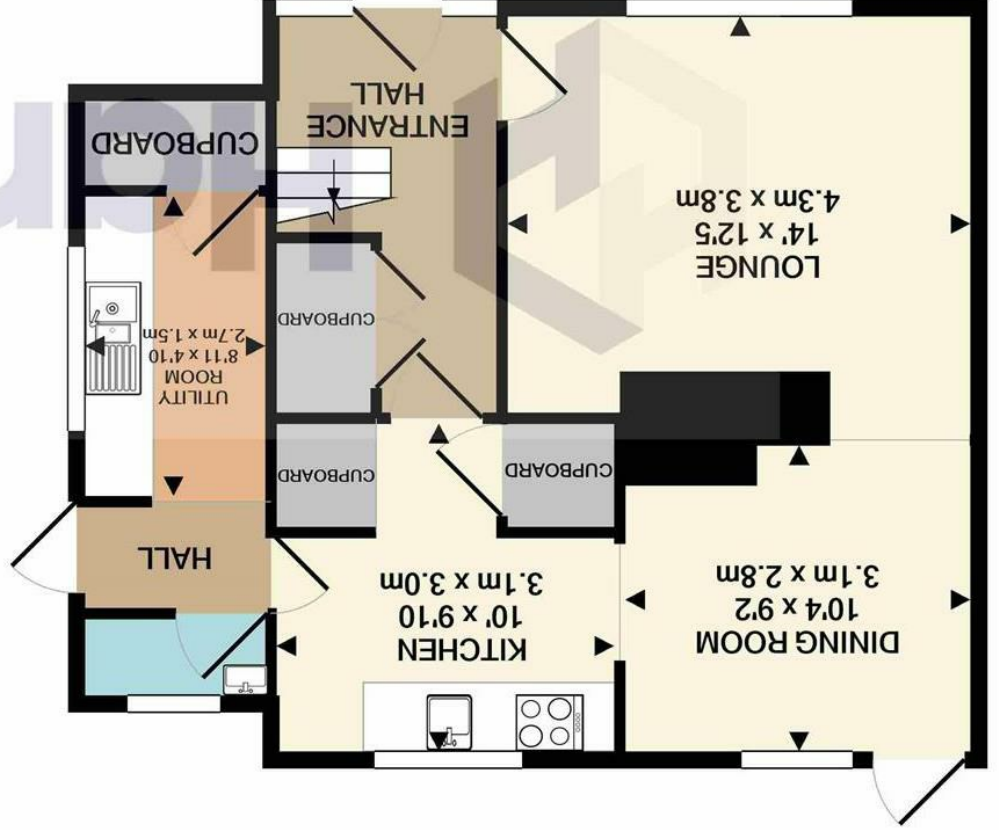
1. They have no authority to make or give any representation or warranties in relation to the property. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. Any areas, measurements or distances are approximate. The text photographs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

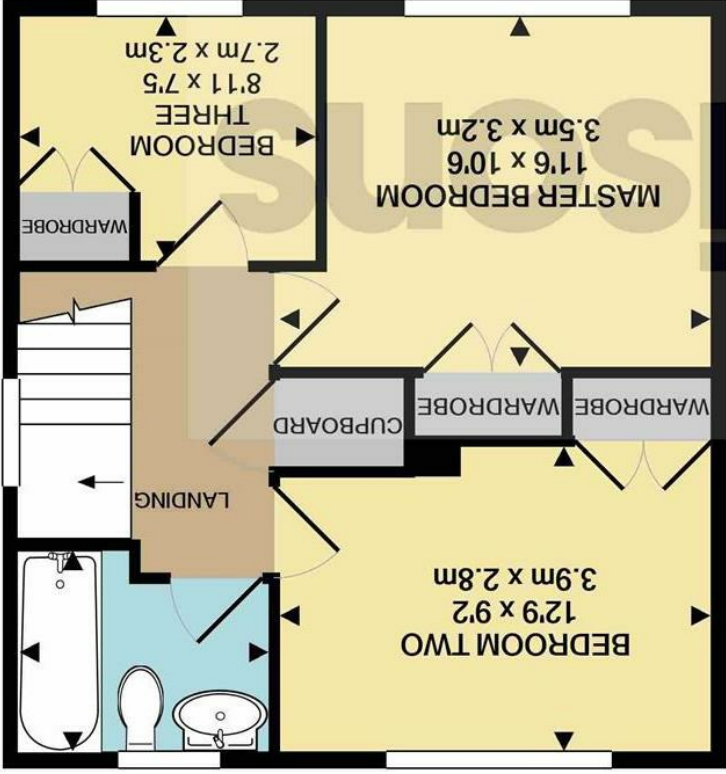
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such 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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GROUND FLOOR
APPROX. FLOOR
AREA 519 SQ.FT.
(48.2 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 437 SQ.FT.
(40.6 SQ.M.)



TOTAL APPROX. FLOOR AREA 956 SQ.FT. (88.8 SQ.M.)

£270,000

122 Prince Charles Avenue
Sittingbourne
ME10 4NJ

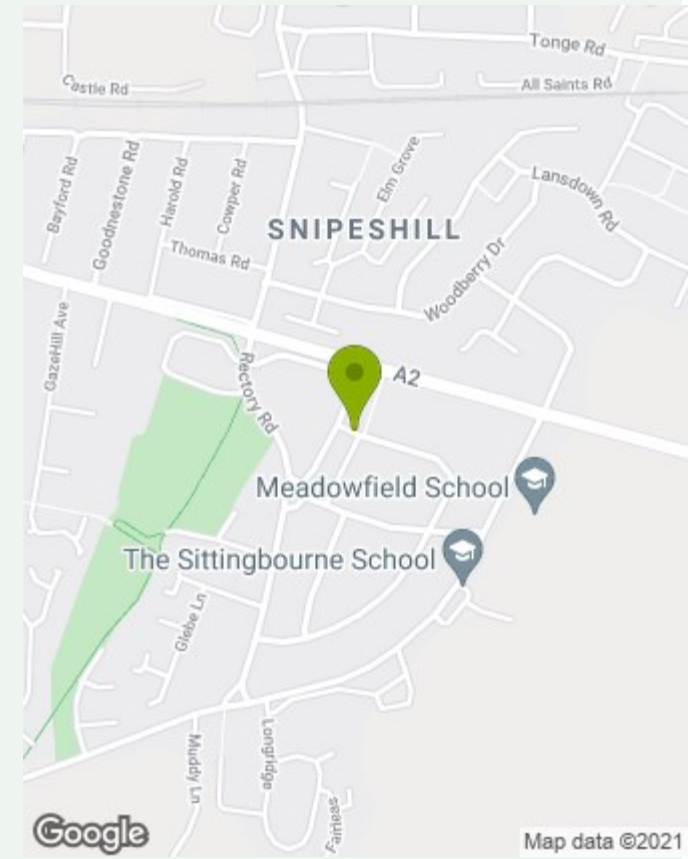
STUNNING SEMI-DETACHED HOUSE WHICH HAS BEEN FULLY MODERNISED THROUGHOUT AND IS OFFERED WITH NO FORWARD CHAIN. The current sellers have done a great job in refurbishing this spacious family home and has been newly plastered, rewired, carpeted, central heating including boiler and radiators, brand new kitchen, bathroom, utility room and downstairs cloakroom. Conveniently situated within 1 mile form the Town Centre and Mainline Railway Station, whilst there are a selection of schools nearby. HARRISONS HOMES, A HOUSE IS A BUILDING A HOME IS A FEELING

- STUNNING REFURBISHMENT
- Lounge/Dining Room
- 50' Rear Garden
- Replastered and New Carpets
- Close To The Town Centre/Mainline Railway Station
- Three Bedrooms
- New Kitchen, Bathroom, Downstairs Cloakroom
- Rewired, New Boiler, Central Heating
- NO FORWARD CHAIN

Entrance Hall	
Lounge	14' x 12'5 (4.27m x 3.78m)
Dining Room	10'4 x 9'2 (3.15m x 2.79m)
Kitchen	10' x 9'10 (3.05m x 3.00m)
Downstairs Cloakroom	
Landing	
Bedroom One	11'6 x 10'6 (3.51m x 3.20m)
Bedroom Two	12'9 x 9'2 (3.89m x 2.79m)
Bedroom Three	8'11 x 7'5 (2.72m x 2.26m)
Bathroom	
Garden	50 (15.24m)

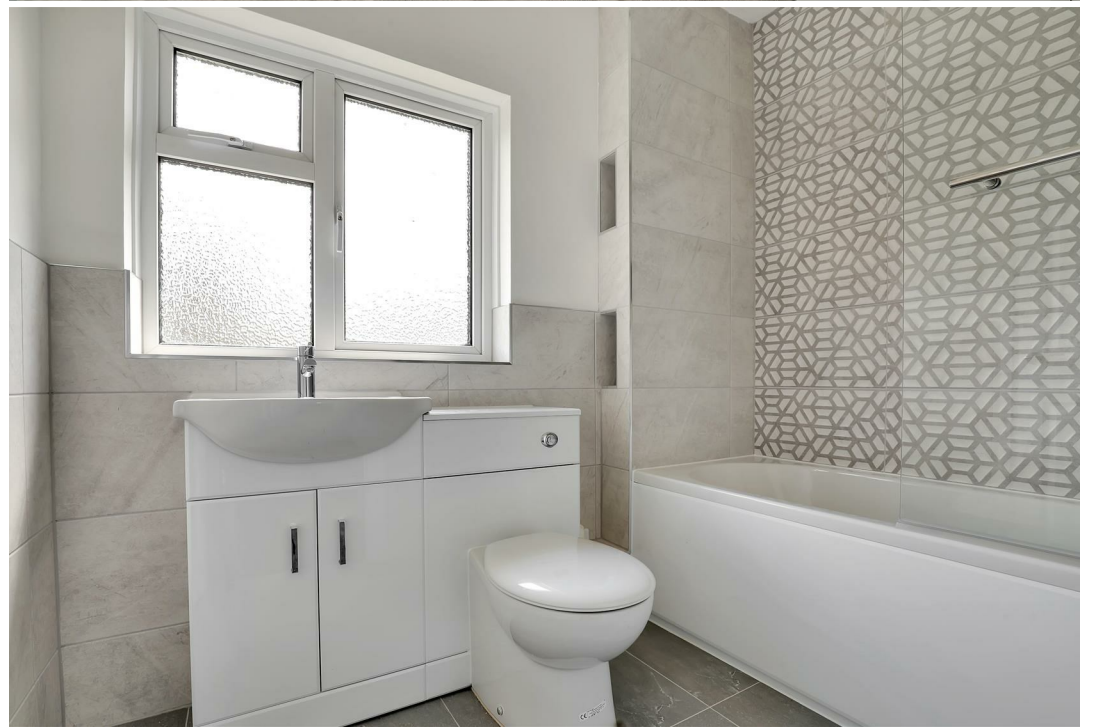
Viewing

Strictly by appointment through the vendors agents HARRISONS HOMES 01795 474848



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC			England & Wales EU Directive 2002/91/EC		





www.harrisonsresidential.com hello@harrisonshomes.co.uk



