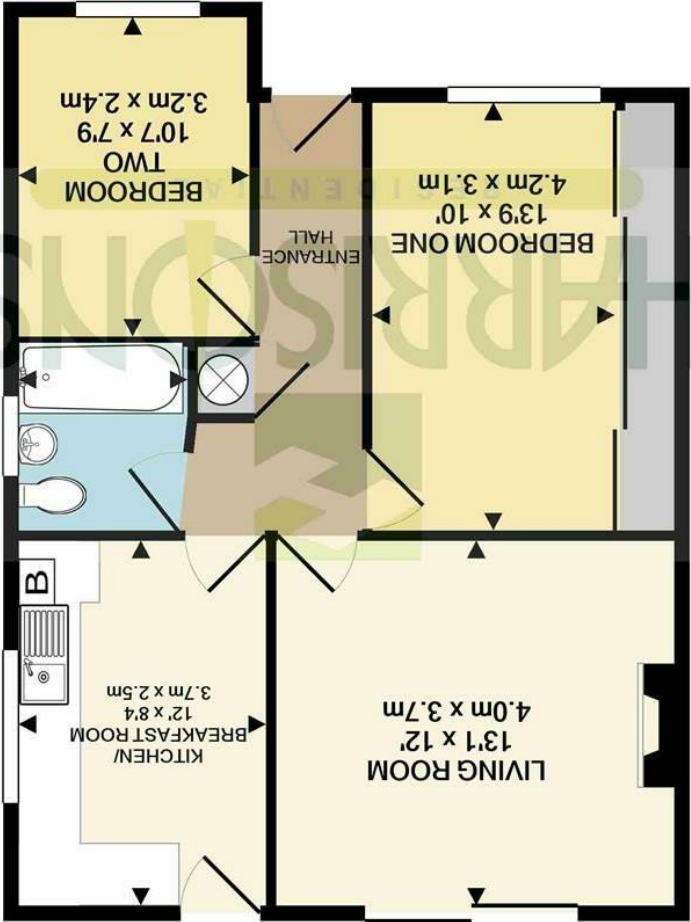


2. It should not be assumed that the property has all necessary planning, building regulation or other consents and Harrison's Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise
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Important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

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 576 SQ.FT. (53.5 SQ.M.)



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£230,000



34 Bourne Grove
Sittingbourne
ME10 1SZ

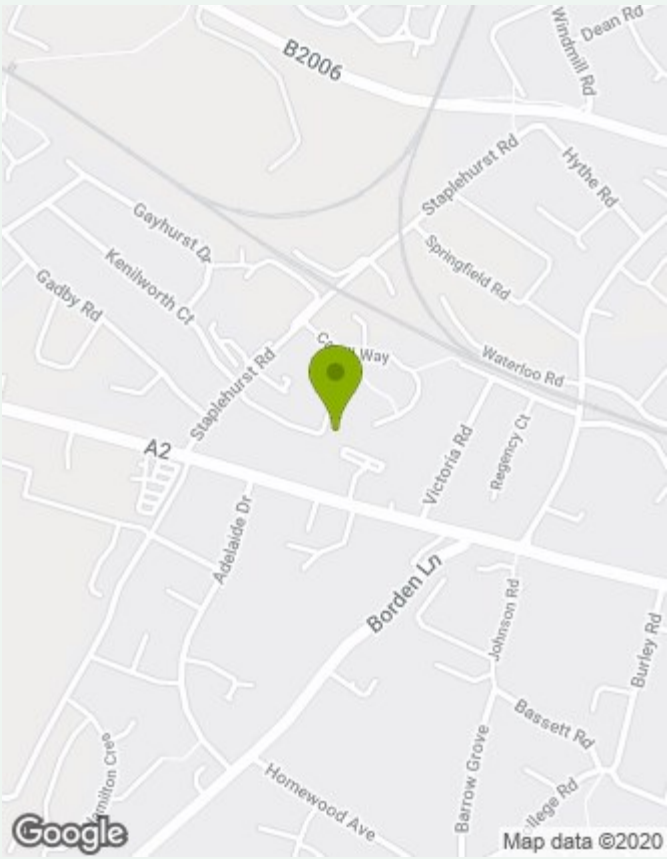
SEMI-DETACHED BUNGALOW IDEALLY LOCATED IN A CUL-DE-SAC LOCATION AND OFFERED WITH NO FORWARD CHAIN! The bungalow requires some modernisation, however has the potential to extend/convert if required. WE ARE OPEN 7 DAYS A WEEK

- NO FORWARD CHAIN
 - Two Bedrooms
 - Approximately 45' Rear Garden
 - Potential To Extend
 - Close To Town/Mainline Station
- END OF A CUL-DE-SAC
 - Lounge
 - Garage
 - Easy Access To The A249
 - In Need of Modernisation

Entrance Hall	
Living Room	13'1 x 12' (3.99m x 3.66m)
Kitchen/Breakfast Room	12' x 8'4 (3.66m x 2.54m)
Bedroom One	13'9 x 10' (4.19m x 3.05m)
Bedroom Two	10'7 x 7'9 (3.23m x 2.36m)
Bathroom	
Garden	50' (15.24m)
Garage	

Viewing

Strictly by appointment through the vendors agents HARRISONS RESIDENTIAL on 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	





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