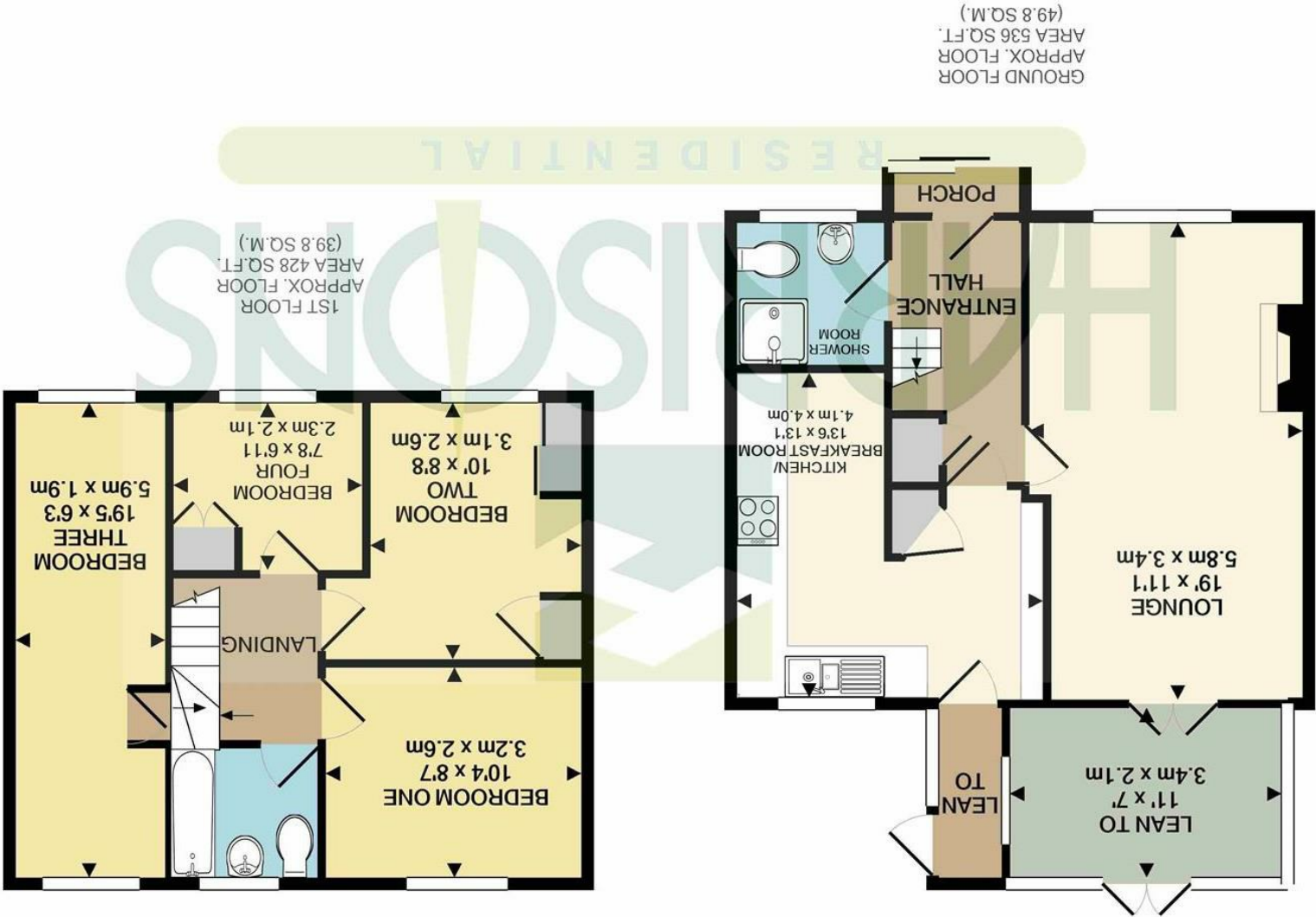


Important Notice: Harrison's Residential, their clients any joint agents give notice that:
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2. It should not be assumed that the property has all necessary planning, building regulation or other consents and Harrison's Residential have not tested any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

Whist 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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5 Larkfield Avenue
Sittingbourne
ME10 2DP

NO FORWARD CHAIN SEMI DETACHED HOUSE WHICH OFFERS SPACIOUS ACCOMMODATION THROUGHOUT AND GREAT IF YOUR LOOKING TO PUT YOUR OWN STAMP ON A PROPERTY! Larkfield Avenue is situated in a convenient location within a short distance too Sittingbourne Town Centre, Mainline Railway Station and the A249 leading to M2/M20 Motorways. INTERNAL VIEWING RECOMMENDED!

- NO FORWARD CHAIN
 - Four Bedrooms
 - Spacious Lounge
 - Approx 60' Rear Garden
- Semi Detached House
 - In need of some Modernisation
 - Kitchen/Breakfast Room
 - Energy Rating - Ordered

Porch	
Entrance Hall	
Lounge	18'8" x 11'0" (5.71m x 3.37m)
Kitchen/Breakfast Room	12'11" x 13'6" narrowing to 6'1" (3.94m x 4.12m narrowing to 1.87m)
Shower Room	6'1" x 5'11" (1.87m x 1.81m)
Lean To	10'11" x 7'0" (3.35m x 2.14m)
First Floor Landing	
Bedroom One	10'4" x 8'7" (3.16m x 2.63m)
Bedroom Two	10'0" x 8'7" (3.06m x 2.63m)
Bedroom Three	19'4" x 6'2" (5.91m x 1.90m)
Bedroom Four	7'7" x 6'11" (2.33m x 2.11m)
Bathroom	
Rear Garden	55' (16.76m)

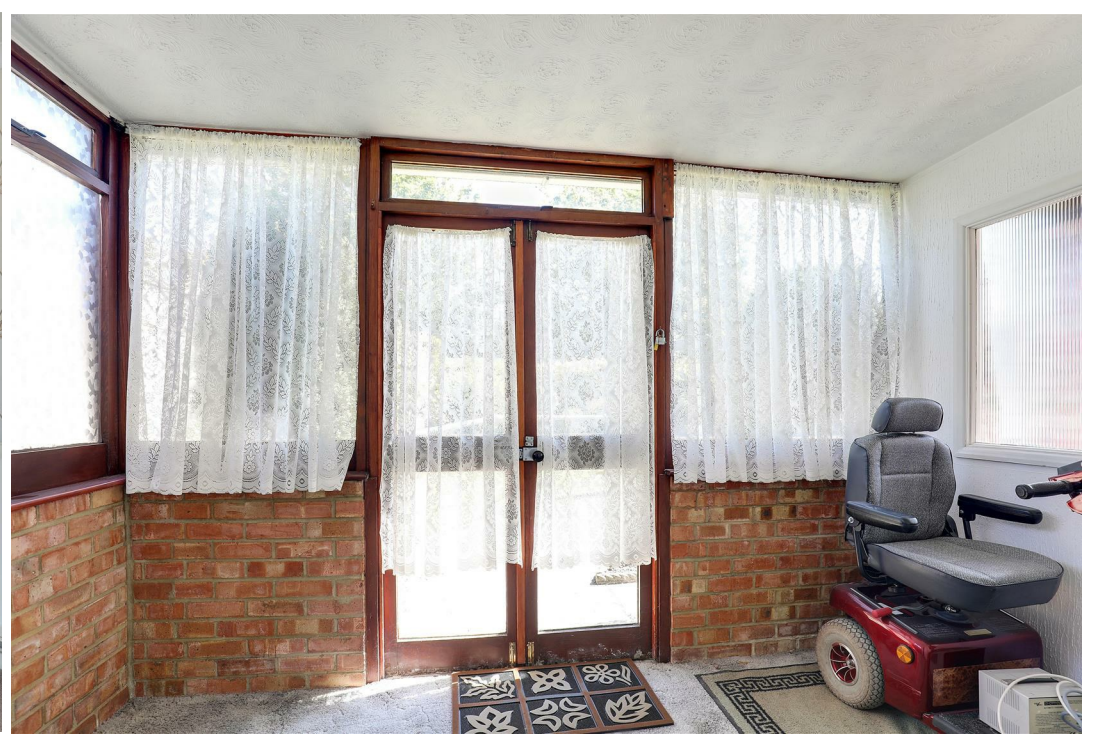
Viewing

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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		





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