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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

GROUND FLOOR
APPROX. FLOOR
AREA 360 SQ.FT.
(33.5 SQ.M.)
TOTAL APPROX. FLOOR AREA 641 SQ.FT. (59.5 SQ.M.)
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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Asking Price £220,000

**24 Diligent Drive
Sittingbourne
ME10 2LQ**

WELL PRESENTED SEMI-DETACHED HOUSE, DELIGHTFULLY TUCKED AWAY AT THE END OF A PLEASANT CUL-DE-SAC. The current vendors have made many improvements which include new, bathroom suite, a garage with a drive way for 3 cars and a lean to, UPVC conservatory. The property is located within easy distance from the A249 which leads to M2/M20 motorways and is within 1.7 miles from Sittingbourne Town Centre and Mainline Railway Station which leads to London Victoria/St Pancras.

- NO FORWARD CHAIN
- GARAGE AND PARKING
- COMBINATION BOILER
- Two Bedrooms
- Driveway
- FITTED SOLAR PANELS
- CONSERVATORY FITTED 2015

- Kitchen** 5'10" x 10'7" (1.80m x 3.23m)
- Living/Diner** 11'10" x 13'8" (3.63m x 4.18m)
- Conservatory** 9'4" x 7'6" (2.86m x 2.30m)
- Bedroom One** 11'10" x 8'11" (3.63m x 2.73m)
- Bedroom Two** 9'2" x 9'2" (2.81m x 2.80m)
- Bathroom** 5'6" x 6'1" (1.70m x 1.87m)
- Garden**
- Garage**
- Tandem Parking**

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





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