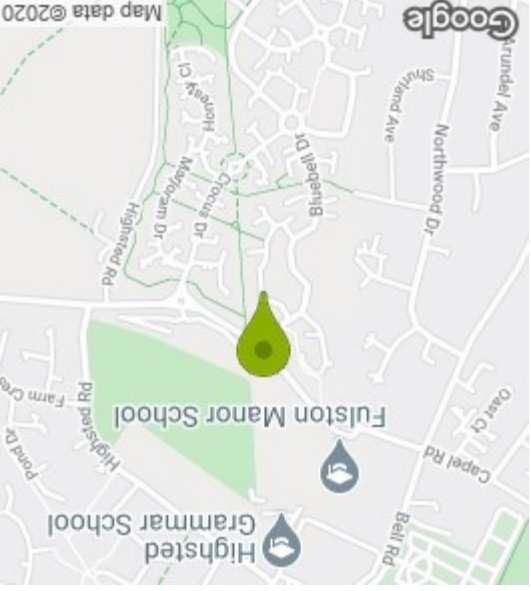


2 It should not be assumed that the property has all necessary planning, building regulation or other consents and Harrisons Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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.

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Energy Efficiency Rating	Environment Impact (CO <sub>2</sub> ) Rating
<p>Energy Efficiency - lower energy costs</p> <p>Very energy efficient - lower energy costs (A)</p> <p>Energy efficient (B)</p> <p>Decent (C)</p> <p>Needs improvement (D)</p> <p>Needs significant improvement (E)</p> <p>Very poor (F)</p> <p>Very poor - higher energy costs (G)</p>	<p>Environmentally friendly - lower CO<sub>2</sub> emissions (A)</p> <p>Environmentally friendly (B)</p> <p>Decent (C)</p> <p>Needs improvement (D)</p> <p>Needs significant improvement (E)</p> <p>Very poor (F)</p> <p>Very poor - higher CO<sub>2</sub> emissions (G)</p>



1ST FLOOR  
APPROX. FLOOR AREA 645 SQ. FT. (60.0 SQ.M.)  
TOTAL APPROX. FLOOR AREA 1152 SQ. FT. (107.0 SQ.M.)

While every attempt has been made to ensure the accuracy of the floor plan, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metrelog (2020)



Strictly by appointment through the vendors agents HARRISONS RESIDENTIAL on 01795 474848

Viewing





**6 Bergamot Close  
SITTINGBOURNE  
ME10 4EY**

MODERN, ATTRACTIVE SEMI DETACHED CONVENIENTLY SITUATED ON THE 'EDEN VILLAGE' DEVELOPMENT, WHICH IS LOCATED WITHIN EASY DISTANCE FROM A SELECTION OF POPULAR SCHOOLS! The property is being offered in good condition throughout and benefits from having a driveway, garage, modern fitted kitchen, en-suite to master bedroom and ground floor cloak room. The development is situated on the favoured South side of Sittingbourne, 1 mile (2 km) approx. from Sittingbourne Town Centre, with a range of commuter links to London and the Commuter coach stop is close by for anyone looking to commute to London.

- SEMI-DETACHED HOUSE
- THREE BEDROOMS
- EN SUITE SHOWER ROOM TO MASTER BEDROOM
- Lounge & Sperate Dining Room
- Ground Floor Cloak Room
- Modern Fitted Kitchen
- Garage & Driveway
- Southerly Aspect Rear Garden
- Popular Location

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



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**Entrance Hall**

**Lounge**  
17'7" x 9'11"

**Kitchen**  
8'8" x 11'2"

**Dining Room**  
11'2" x 8'2"m

**Ground Floor Cloak Room**

**First Floor Landing**

**Master Bedroom**  
11'10" x 10'1"

**En-Suite Shower Room**

**Bedroom Two**  
9'4" x 10'2"

**Bedroom Three**  
9'4" x 7'2"

**Bathroom**

**Rear Garden**  
Southerly Aspect Rear Garden

**Garage**  
17'0" x 8'3"

**Driveway**



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