



Bismuth Drive, Sittingbourne



**IDEAL FAMILY HOME ON POPULAR MODERN DEVELOPMENT!** Available now is this well presented property on Bismuth Drive, Sittingbourne. The property has accommodation spread over three floors meaning that the new occupier will benefit from generous room sizes throughout. There are three double bedrooms, master with both en-suite shower room and plenty of built in storage. Externally there are two allocated parking spaces and also a share of visitor space, the development is situated on the popular Sonora Fields development which is keenly sought after due to its easy access to the A249/M2/M20. An early viewing is strongly advised to avoid disappointment. **CALL NOW TO VIEW!**

## £1,200 PCM

- IMMEDIATELY AVAILABLE
- Popular Sonora Fields Location
- Allocated Parking for 2 Vehicles
- Low Maintenance Rear Garden
- Large Conservatory
- Tastefully Decorated Throughout
- EPC Rating C (79)
- CALL NOW TO VIEW!











APPROX GROSS INTERNAL FLOOR AREA: 1268 sq. ft / 118 sq. m  
**Bismuth Drive**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE  
 Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.  
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	79	80
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	78	79
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.