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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 Harrison's Residential have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise

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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Offers Around £325,000



**10 Adelaide Drive
Sittingbourne ME10 1YB**

SPACIOUS SEMI-DETACHED HOME SITUATED ON THE POPULAR 'AUSTRALIAN ESTATE' WITHIN A SHORT DISTANCE TO LOCAL PRIMARY & SECONDARY SCHOOLS. The property benefits from three good size bedrooms, conservatory on the rear and a driveway. INTERNAL VIEWING IS STRONGLY RECOMMENDED!

- THREE GOOD SIZE BEDROOMS
- UPVC Conservatory To Rear
- Approx 40' Rear Garden
- Garage & Driveway
- Popular Location
- Gas Central Heating.



Our Office Hours: Monday to Friday 9:00am to 6:00pm
Saturdays 9:00am to 5:00pm
Sundays 10:00am to 4:00pm

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Porch

Lounge/Diner
22'5" x 11'10"

Kitchen
11'6" x 8'1"

Conservatory
10'0" x 8'11"

First Floor Landing

Bedroom One
14'7" x 8'10"

Bedroom Two
9'1" x 11'11"

Bedroom Three
11'11" x 9'1"

Bathroom

Rear Garden
40'

Garage

Driveway

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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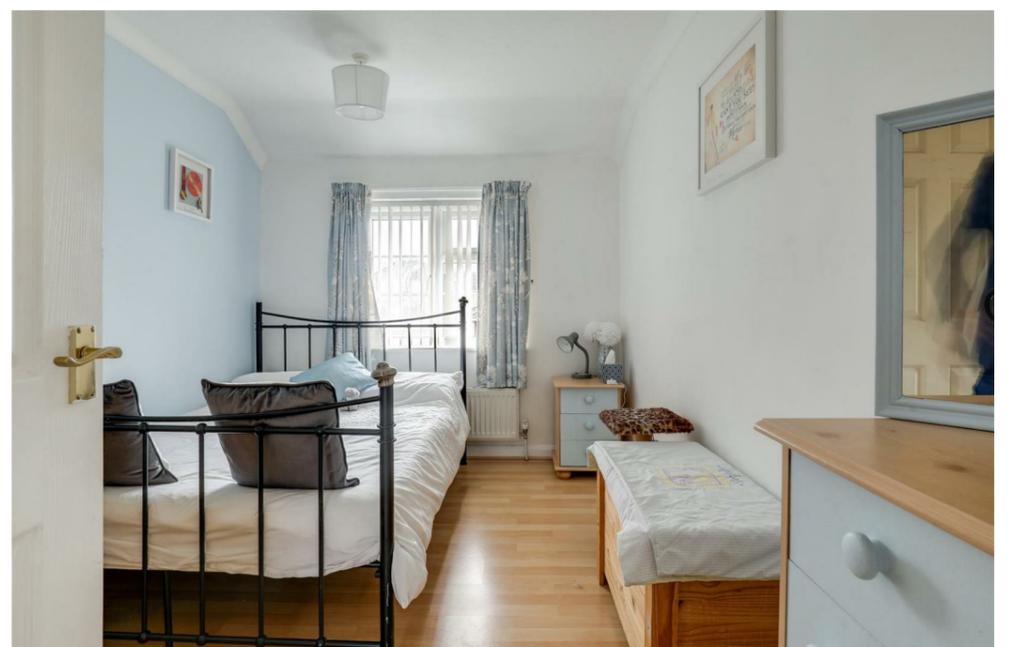
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