

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.

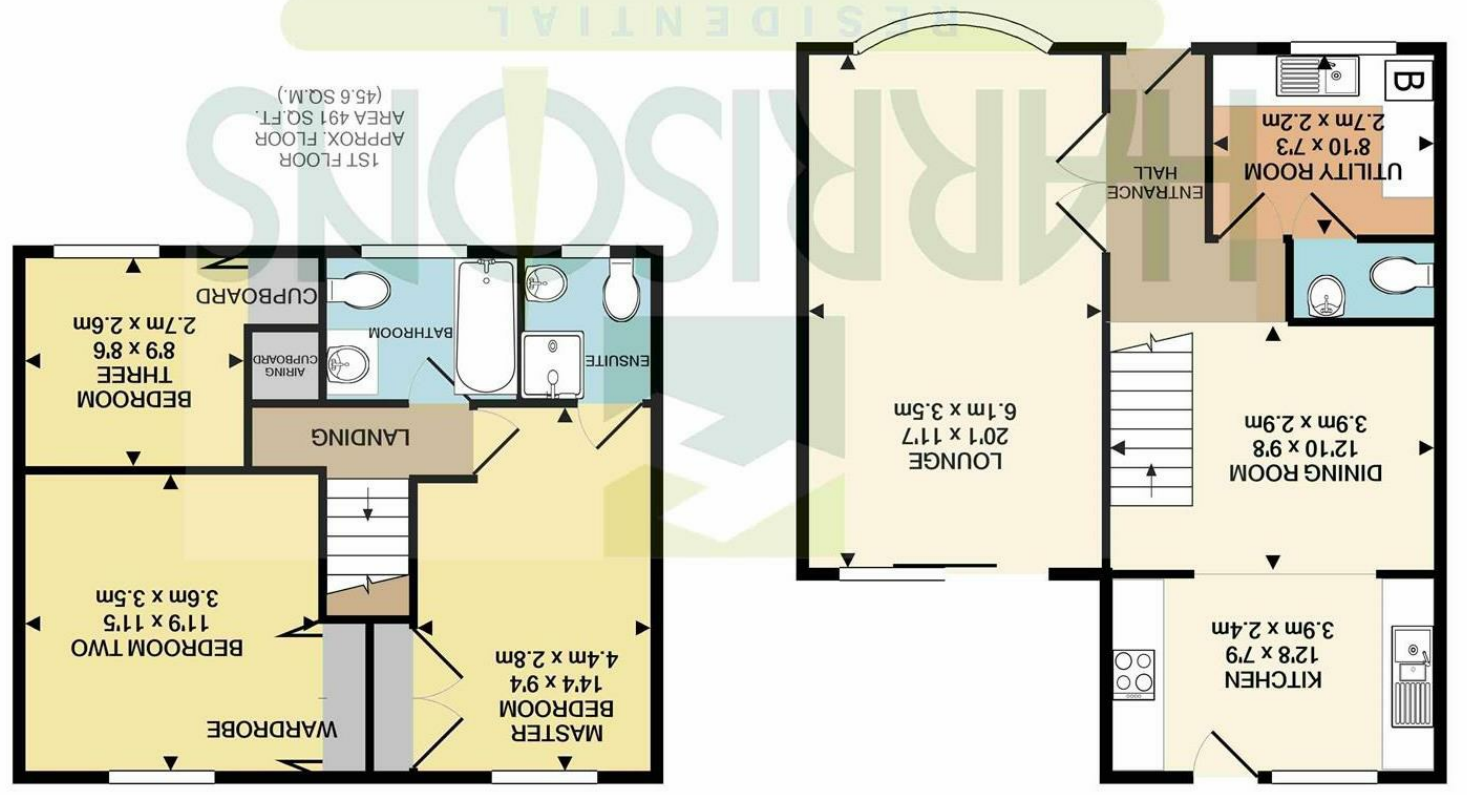
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan 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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TOTAL APPROX. FLOOR AREA 1087 SQ.FT. (101.0 SQ.M.)

| Energy Efficiency Rating | Environmental Impact (CO ₂) Rating |
|--------------------------|--|
| A | A |
| B | B |
| C | C |
| D | D |
| E | E |
| F | F |
| G | G |



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

Viewing



16 Morris Court Close
Sittingbourne
MEg 9PL

WELL PRESENTED EXTENDED DETACHED HOUSE LOCATED IN A SOUGHT AFTER CUL-DE-SAC IN BAPCHILD AND OFFERED WITH NO FORWARD CHAIN! The property benefits from having a spacious lounge, kitchen/diner and a separate utility room. Located to the west of Sittingbourne and is within easy access from the Town Centre, whilst having easy links to Faversham and Canterbury.

- NO FORWARD CHAIN
- Extended Accommodation
- Detached Home
- Three Bedrooms
- En-Suite to Master Bedroom
- Spacious Lounge
- Ground Floor Cloak Room
- Village Location

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



www.harrisonshomes.co.uk

hello@harrisonshomes.co.uk



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Entrance Hall

Lounge
20'1" x 11'7"

Dining Room
9'7" x 12'9"

Kitchen
12'7" x 7'9"

Utility Room
8'10" x 7'3"

Ground floor Cloak Room

First Floor Landing

Master Bedroom
14'4" x 9'3"

En-Suite Shower Room

Bedroom Two
11'8" x 11'5"

Bedroom Three
8'5" x 8'9"

Bathroom

Rear Garden
45'

Garage

Driveway Parking



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