



Vectis Drive, Sittingbourne

1 Bedroom Semi detached house with garden

£175,000



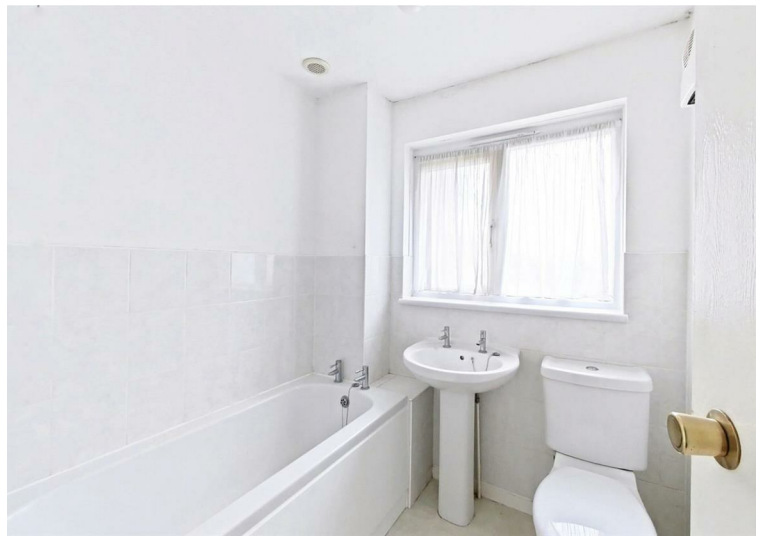
- Chain Free
- 1 bed house
- Garden area
- Council Tax Band B
- Great Storage
- Ideal Investment property
- Ideal for first time buyers
- Good condition

Energy Efficiency Rating

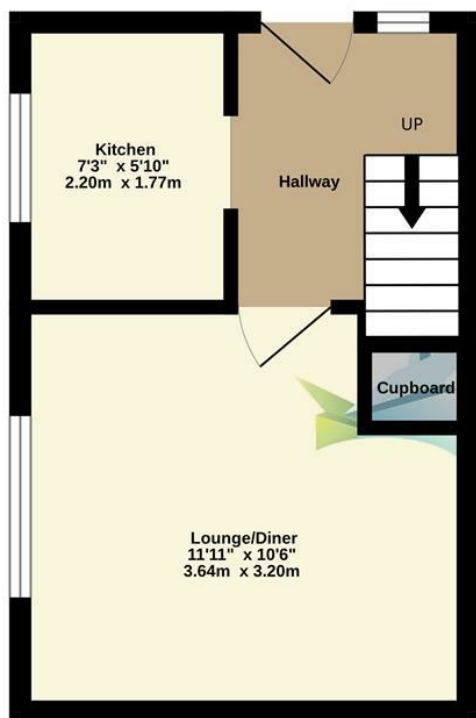
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

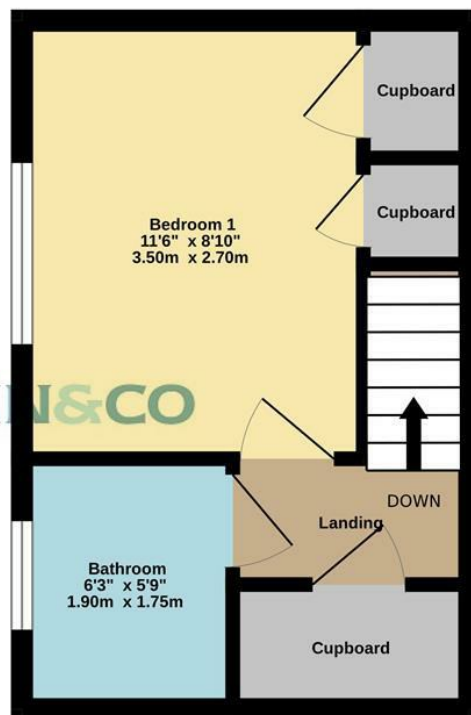
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		96
(81-91) B		
(69-80) C		
(55-68) D	68	
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(1-20) G		
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Ground Floor
218 sq.ft. (20.3 sq.m.) approx.



1st Floor
218 sq.ft. (20.3 sq.m.) approx.



TOTAL FLOOR AREA : 437 sq.ft. (40.6 sq.m.) approx.
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Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

