



**£425,000**

**Roseleigh Road**

Roseleigh Road, Sittingbourne, Kent ME10 1RR



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		<b>78</b>
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	<b>50</b>	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	



## Roseleigh Road

- EXTENDED 3 BEDROOM CHALET BUNGALOW
- HUGE GARDEN
- EXTREMELEY WELL MAINTAINED
- DETACHED GARAGE
- GAS CENTRAL HEATING AND D/G
- NO ONWARD CHAIN - MUST BE VIEWED !

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# Floor Plans



SITUATED IN ONE OF THE MOST FAVOURED CUL - DE - SACS TO THE SOUTH OF SITTINGBOURNE.

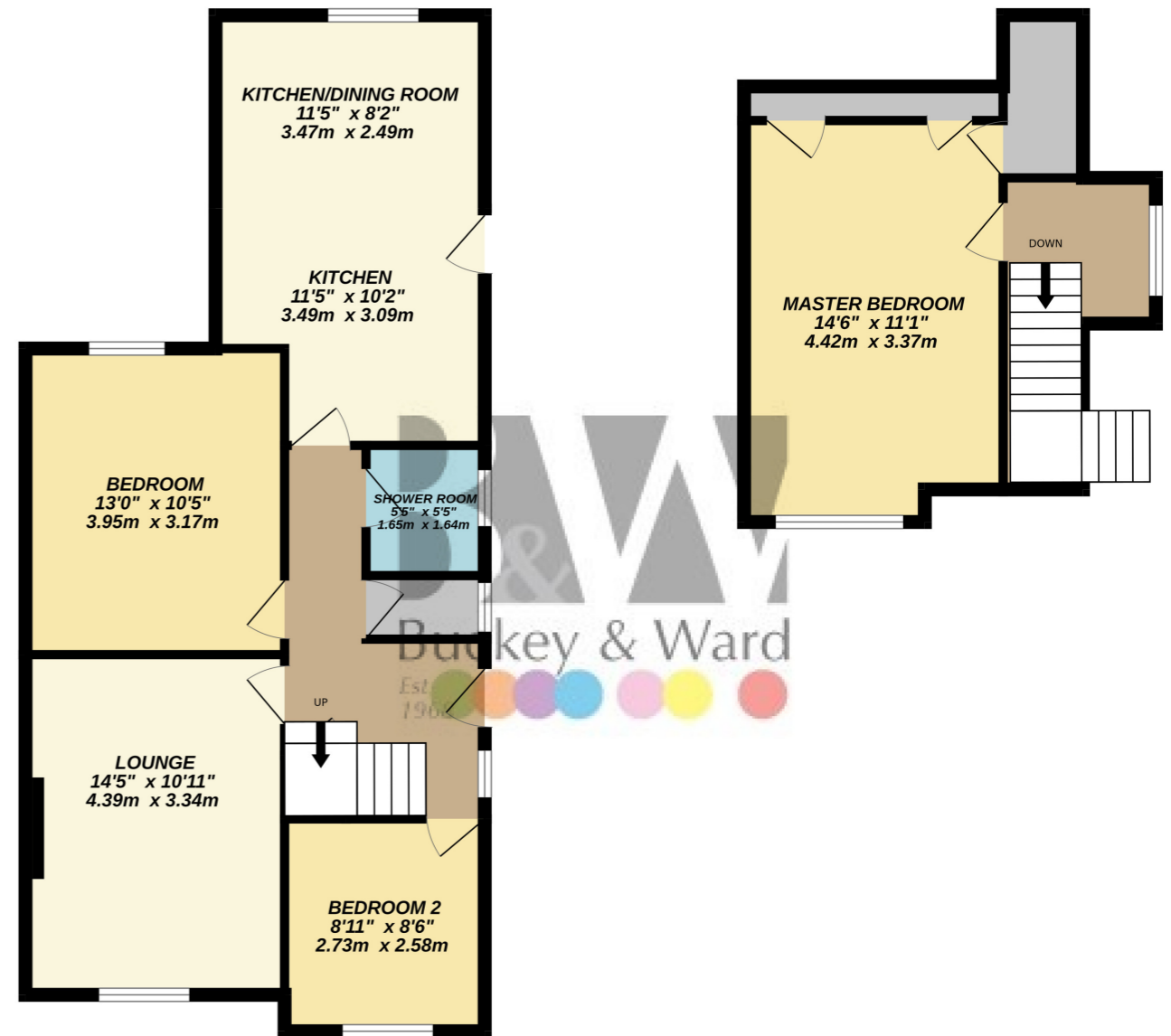
THIS STUNNING FAMILY HOME IS OFFERED WITH NO ONWARD CHAIN COMPLICATIONS.

Ideally situated for all popular schools, this delightful home is ideal for family life with its extended kitchen diner and large gardens.



GROUND FLOOR  
703 sq.ft. (65.3 sq.m.) approx.

1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



TOTAL FLOOR AREA : 987 sq.ft. (91.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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