

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

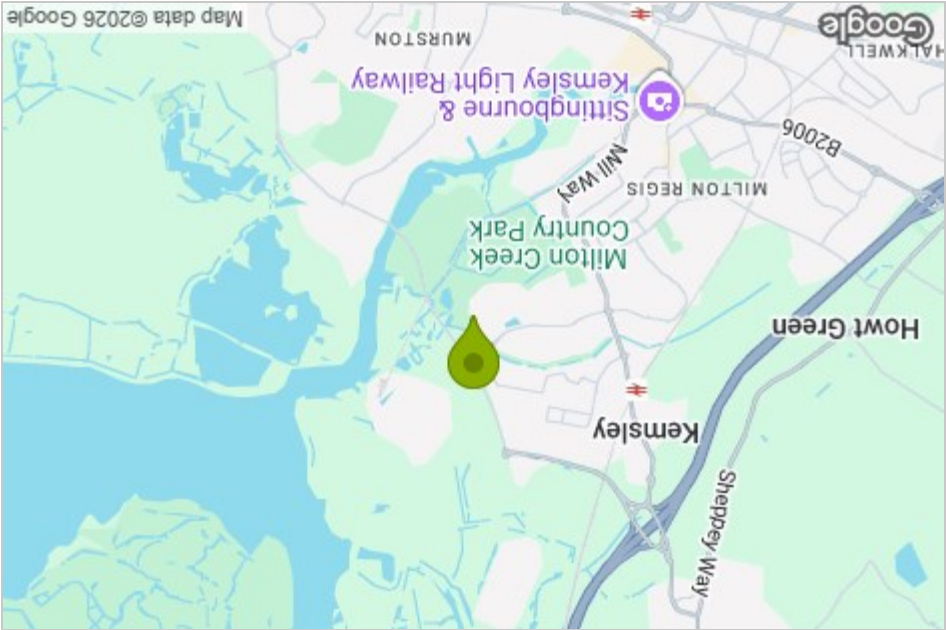
Please contact our Isle of Sheppey Office on 01795 666 666 if you wish to arrange a viewing appointment for this property or require further information.

### Viewing

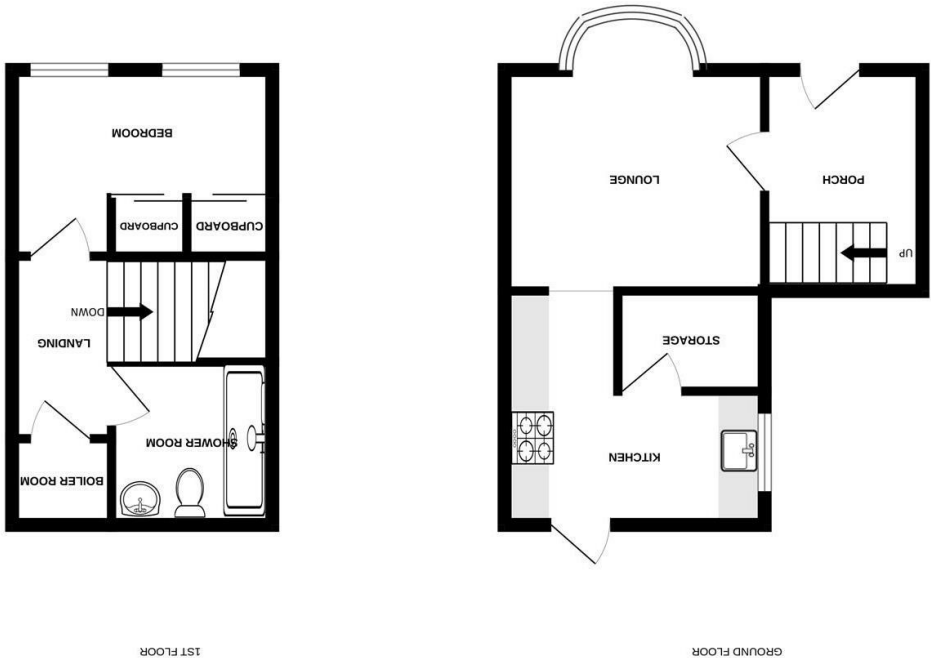
| Energy Efficiency Rating                    |                                             |
|---------------------------------------------|---------------------------------------------|
| EU Directive 2002/91/EC                     | EU Directive 2002/91/EC                     |
| Very energy efficient - lower running costs | Very energy efficient - lower running costs |
| A (81-91)                                   | A (81-91)                                   |
| B (69-80)                                   | B (69-80)                                   |
| C (55-68)                                   | C (55-68)                                   |
| D (39-54)                                   | D (39-54)                                   |
| E (21-38)                                   | E (21-38)                                   |
| F (1-20)                                    | F (1-20)                                    |
| G (1-20)                                    | G (1-20)                                    |
| Not energy efficient - higher running costs | Not energy efficient - higher running costs |
| Current                                     | Potential                                   |
| 88                                          | 70                                          |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |                                                                 |
|-----------------------------------------------------------------|-----------------------------------------------------------------|
| EU Directive 2002/91/EC                                         | EU Directive 2002/91/EC                                         |
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Very environmentally friendly - lower CO <sub>2</sub> emissions |
| A (1-9)                                                         | A (1-9)                                                         |
| B (10-19)                                                       | B (10-19)                                                       |
| C (20-29)                                                       | C (20-29)                                                       |
| D (30-39)                                                       | D (30-39)                                                       |
| E (40-49)                                                       | E (40-49)                                                       |
| F (50-59)                                                       | F (50-59)                                                       |
| G (60-69)                                                       | G (60-69)                                                       |
| Not environmentally friendly - higher CO <sub>2</sub> emissions | Not environmentally friendly - higher CO <sub>2</sub> emissions |
| Current                                                         | Potential                                                       |
|                                                                 |                                                                 |

### Energy Efficiency Graph



Area Map



Floor Plan



101 Walsby Drive  
Kemsley, Sittingbourne, ME10 2TU

Asking price £210,000



# 101 Walsby Drive



- One Bedroom End-Terraced House
- Modern Fitted Kitchen With Integrated Appliances
- Beautifully Presented Throughout
- Private Low-Maintenance Rear Garden And Courtyard
- Convenient Kemsley Location Close To Local Amenities , Motorway/Train
- Welcoming Entrance Porch
- Stylish Refurbished Shower Room
- Double Bedroom With Fitted Wardrobes
- Allocated Parking Space Directly Next Door Plus Guest Parking Available
- Nearby Park And Fishing Lake Ideal For Leisure Walks And Outdoor Activities

## Description

Asking Price = £210,000

Located in the charming area of Kemsley, Sittingbourne, this delightful one-bedroom end-terraced house on Walsby Drive offers a perfect blend of comfort and modern living. Spanning 527 square feet, the property welcomes you with a warm entrance porch that sets the tone for the rest of the home.

The heart of the house is a modern fitted kitchen, complete with integrated appliances, making it a joy for any cooking enthusiast. The stylishly refurbished shower room adds a touch of elegance, ensuring that both functionality and aesthetics are well catered for. The double bedroom is generously sized and features fitted wardrobes, providing ample storage space while maintaining a tidy appearance.

One of the standout features of this property is the beautifully presented interior, which is sure to impress. The low-maintenance rear garden offers a private outdoor space, perfect for relaxation or entertaining guests. Additionally, an allocated parking space directly outside the property adds to the convenience of this lovely home.

Situated in a convenient location, this property is close to local amenities, ensuring that daily necessities are just a stone's throw away. For those who enjoy the outdoors, a nearby park and fishing lake provide ideal spots for leisurely walks and various outdoor activities.

This charming end-terraced house is perfect for first-time buyers or those looking to downsize, offering a wonderful opportunity to enjoy a comfortable lifestyle in a friendly community. Don't miss the chance to make this delightful property your new home.

Kemsley, Sittingbourne, ME10 2TU

