



Wilton Terrace, Sittingbourne

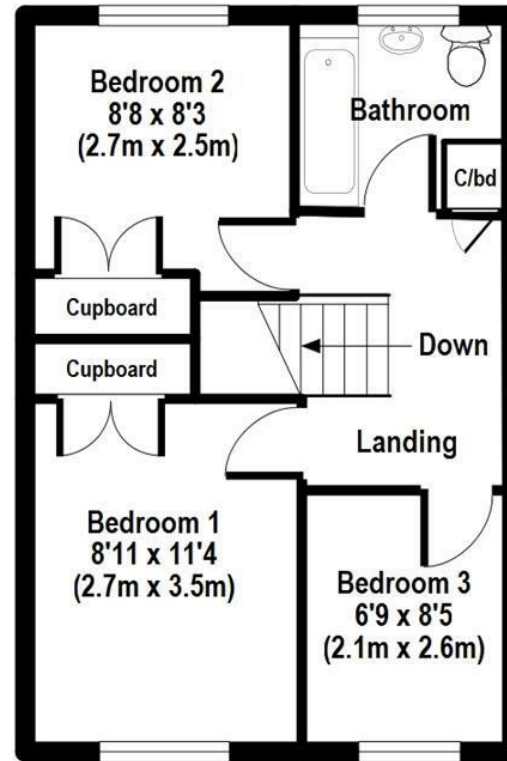
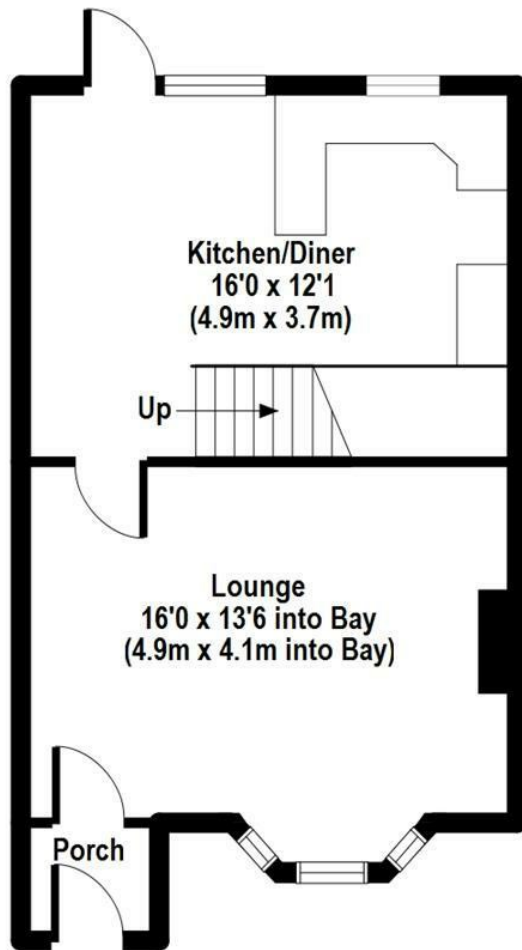
OFFERS OVER £225,000 - IDEAL INVESTMENT IN A POPULAR RESIDENTIAL AREA - If you are a landlord looking to add , or start, your portfolio make sure you call to see this property. Wilton Terrace is a short distance away from local schools, local supermarket and a short walk to town centre. This three bedroom property is currently let on an AST basis generating an income of £10,200 p/annum. This is an area which is sure to appeal to many so if vacated, a waiting list of new tenants can be found at any time. **LANDLORDS ONLY - PURCHASE WITH TENANT IN SITU**

## Offers Over £225,000

- OFFERS OVER £225,000
- LANDLORDS ONLY TENANT IN SITU
- Close Proximity to Westlands School
- Kitchen/Diner
- EPC Rating C (77)
- Central Heating
- Garage to Rear
- Current Annual Rental Income £10,200







APPROX GROSS INTERNAL FLOOR AREA: 778.21 sq. ft / 72.32 sq. m

**Wilton Terrace**

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'The Floor Plan People' and the Company or individual displaying this floor plan.

(c) THE FLOOR PLAN PEOPLE unauthorised reproduction prohibited.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	77	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.