



Canterbury Road, Sittingbourne

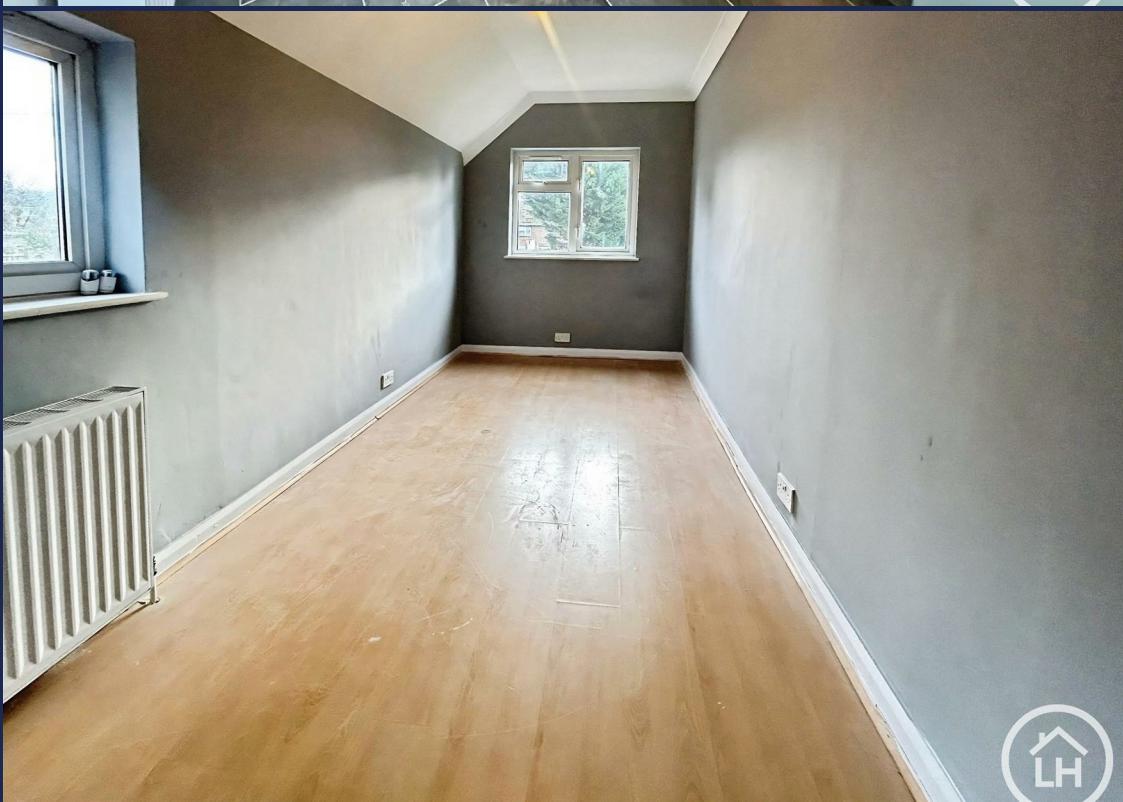
 LambornHill

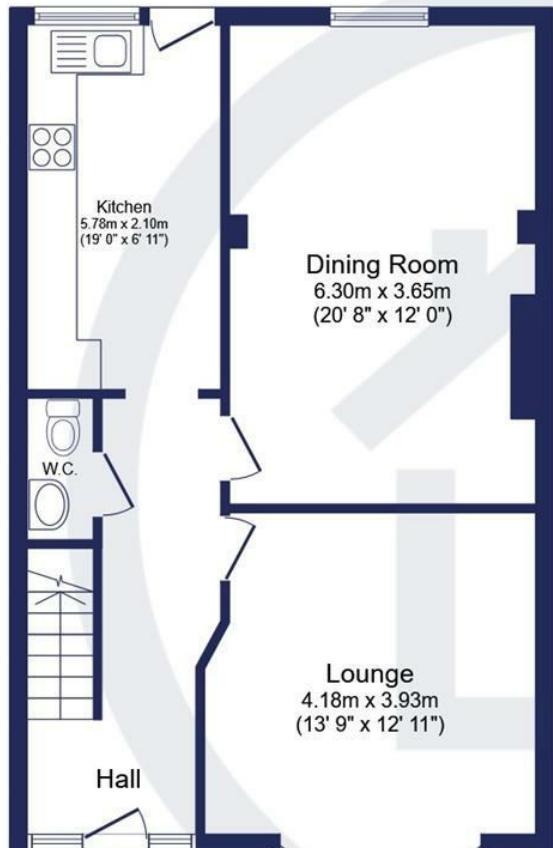
Nestled on Canterbury Road in Sittingbourne, this charming three-bedroom semi-detached house, built in the 1930s, offers a delightful blend of character and modern living. The property boasts extended accommodation, providing ample space for families. Upon entering, you will find a welcoming reception room that serves as the heart of the home, perfect for both relaxation and entertaining. The house features three well-proportioned bedrooms, ensuring comfortable living for all occupants. Additionally, the convenience of a downstairs cloakroom adds to the practicality of the layout. One of the standout features of this property is the good-sized rear garden, which presents an excellent opportunity for outdoor enjoyment. This home is available for immediate occupancy, making it an ideal choice for those looking to move quickly. With its appealing design and prime location, this semi-detached house is a wonderful opportunity for anyone seeking a new place to call home in Sittingbourne. Don't miss the chance to view this delightful property.

£1,700 PCM

- 1930's style Semi Detached House
- Three Bedrooms
- Downstairs Cloakroom
- Good size rear Garden
- Extended Accommodation to both floors
- Garage and Driveway
- Council Tax Band - D
- Holding Fee - £392.00
- Deposit - £1961.00
- EPC Rating - D (60)

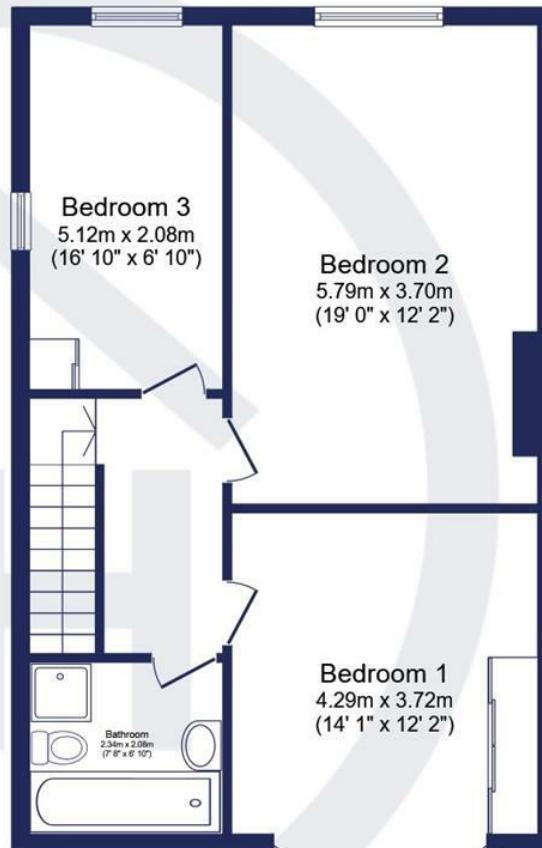






Ground Floor

Floor area 61.1 sq.m. (658 sq.ft.)



First Floor

Floor area 61.3 sq.m. (659 sq.ft.)

Total floor area: 122.4 sq.m. (1,318 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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

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