



Britannia Close, Sittingbourne

PCM £1,300 PCM



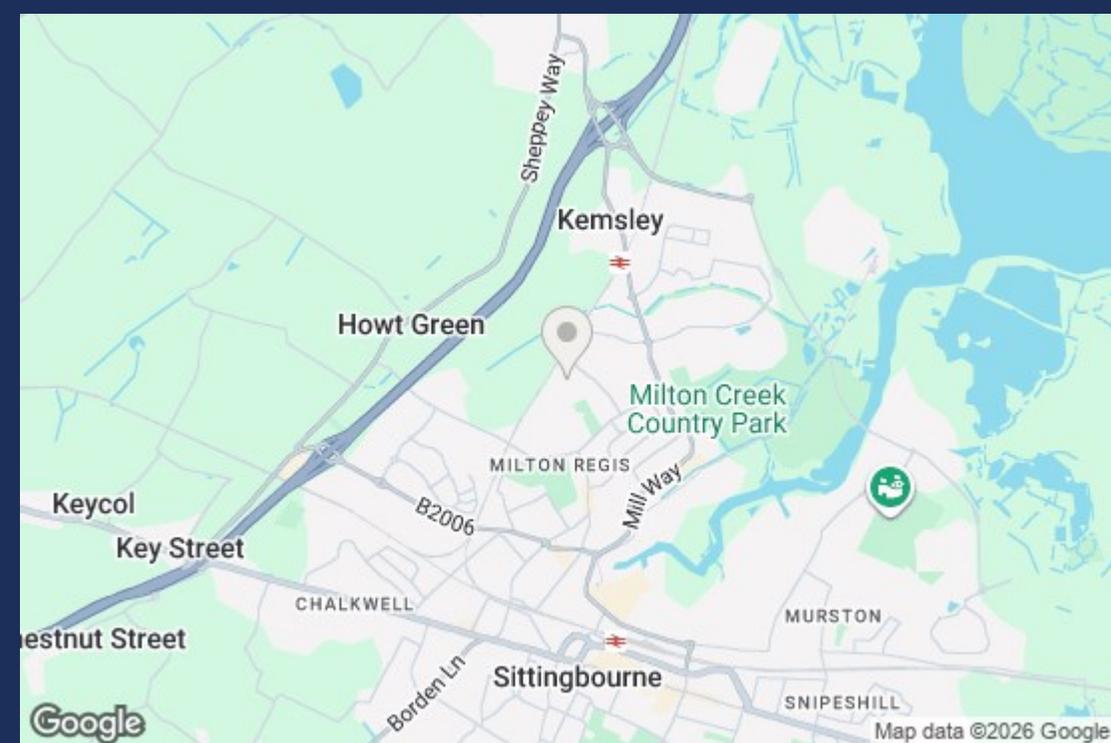
## Key Features

- **AVAILABLE BEGINNING IMMEDIATELY!**
- **Three Bedroom Property**
- **Lounge**
- **Kitchen/Diner**
- **Study/Nursery Room**
- **Additional loft room**
- **Off Road Parking For 1 Car**
- **EPC Rating D (63)**
- **Deposit £1,500**
- **Holding Fee £300 - Council Tax Band C**

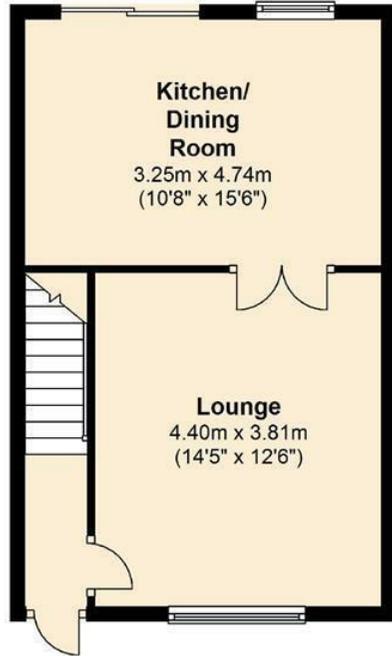
## Property Summary

AVAILABLE IMMEDIATELY- THREE BEDROOM HOME SITUATED OVER THREE FLOORS. This property overlooks the local green and has off road parking for 1 car and a garage. Internally the accommodation comprises of Entrance Hallway, Lounge, Kitchen/Diner. To the first floor there are two double bedrooms with an additional room which could be used as a study or a nursery room. To the 2nd floor there is a loft room with Velux style windows. TO ARRANGE YOUR INTERNAL VIEWING PLEASE CALL LAMBORN & HILL ON 01795 293000.

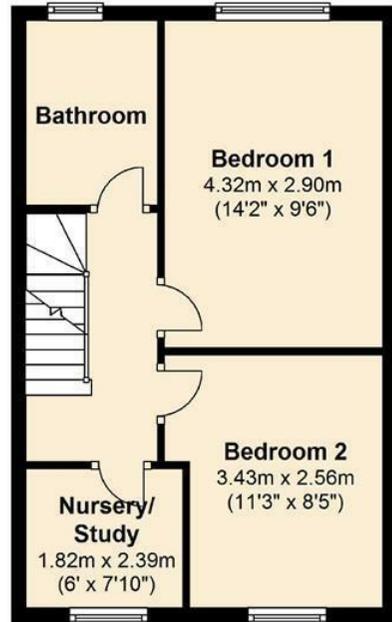




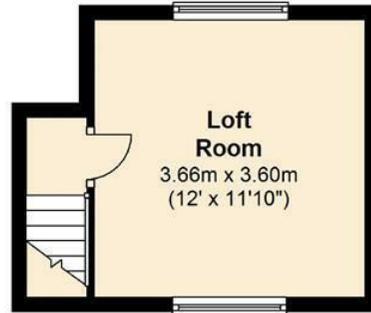
**Ground Floor**  
Approx. 35.8 sq. metres (385.1 sq. feet)



**First Floor**  
Approx. 36.1 sq. metres (388.7 sq. feet)



**Second Floor**  
Approx. 15.1 sq. metres (162.1 sq. feet)



Total area: approx. 86.9 sq. metres (935.9 sq. feet)  
For illustration purposes only - not to scale

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	