



450, Rochester Road, Burham, ME1 3RH  
£1,250 PCM



## About this property.....

Bluebell Estates are pleased to offer this pretty, two bedroom end of terrace property with scenic views across the Medway Valley.

The property is neutrally decorated throughout and boasts generous living space with a living room, dining room, kitchen-breakfast room and cloakroom on the ground floor. Upstairs there are two double bedrooms with the bathroom off of the back bedroom.

Externally the property benefits from both front and rear gardens. The rear garden is raised and accessed via steps and has a summerhouse with a shaded decking area.

Regrettably, the landlord will not consider tenants with pets or smokers. Please give us a call to arrange your viewing of this lovely home.

## DUE TO THE LOCATION THIS PROPERTY IS ACCESSED VIA A SET OF STAIRS. THE REAR GARDEN IS ALSO ACCESSED VIA A FURTHER SET OF STAIRS AND IS NOT ENCLOSED AND THEREFORE MAY NOT BE SUITABLE FOR ALL PROSPECTIVE TENANTS

## Situation.....

There is a real sense of community in Burham village. You can still see horses riding on the roads from the local stables and many walkers enjoying walks in the Kent Downs area of outstanding beauty. We would recommend the Butchers Block for a meal and glass of fine wine or for a more relaxed atmosphere try The Windmill, with its bargain Sunday roasts and secluded beer garden. Little ones will hopefully benefit from the small village primary school which was rated Good by Ofsted in 2018 and enjoy their free time relaxing in the large recreation ground and park in the centre of the village. Commuters will be able to access to the M2 and M20 at the top and bottom of nearby Blue Bell Hill.













## What the owner says.....

SECURITY DEPOSIT = FIVE WEEKS' RENT

MINIMUM INCOME REQUIRED = £37,500

TENANTS WITH PETS = NOT ACCEPTABLE

TENANTS WHO SMOKE = NOT ACCEPTABLE

HOLDING DEPOSIT = ONE WEEKS' RENT

This is to reserve a property. Please Note: This will be withheld if any relevant person (including any guarantor(s)) withdraw from the tenancy, fail a Right-to-Rent check, provide materially significant false or misleading information, or fail to sign their tenancy agreement (and / or Deed of Guarantee) within 15 calendar days (or other Deadline for Agreement as mutually agreed in writing).

The pictures were taken prior to the property being rented, so condition, decoration and furnishings may vary slightly from those shown.







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Agents Notes

Floor plans produced for illustrative purposes only. The position and sizes of doors, windows, rooms and other items are approximate and no responsibility is taken for any error, omission or mis-statement. These particulars are produced for information only and do not form part of any contract. The agent has not had sight of any title documents. Fixtures, fittings and services not tested.



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