



**REAL ESTATE**  
ESTATE AGENCY : REDEFINED



## **Foxgrove, Sittingbourne ME10 2DW**

**£1,500 Per Calendar Month**

### **AVAILABLE DECEMBER/JANUARY**

Call now to arrange a viewing of this well-proportioned three-bedroom home located in Foxgrove, Milton Regis.

The property offers generous accommodation throughout and benefits from three genuine double bedrooms. The ground floor features a spacious open-plan lounge/diner alongside a fitted kitchen, creating a practical and flexible living space. From the hallway, there is access to the integral garage, which has previously been adapted for use as a playroom.

Upstairs, there are three double bedrooms and a family bathroom.

Externally, the property provides driveway parking for one vehicle to the front and a rear garden.

Early viewing is recommended – CALL NOW TO BOOK!!

### **Measurements**

#### **Ground Floor**

Lounge / Diner - 3.25m x 7.75m (10'8 x 25'5)

Kitchen - 3.23m x 2.31m (10'7 x 7'7)

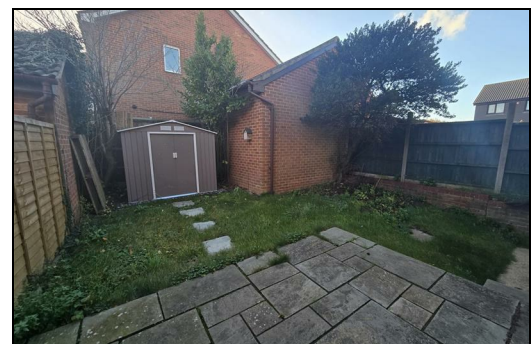
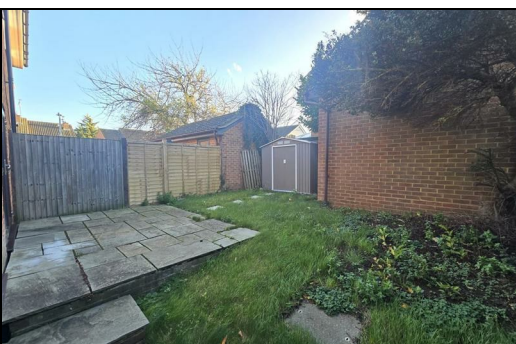
Garage / Utility Room - 2.36m x 5.05m (7'9 x 16'7)

#### **1st Floor**


Bedroom One - 2.62m x 4.39m (8'7 x 14'5)


Bedroom Two - 3.15m x 3.35m (10'4 x 11'0)

Bedroom Three - 2.62m x 3.30m (8'7 x 10'10)





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>		
(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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO2 emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



ESTATE AGENCY : REDEFINED

