



88 Albany Road, Sittingbourne, ME10 1EL

**£1,800 Per Calendar Month**

George Webb Finn are delighted to offer this five bedroom detached house available for a short let of six months only. The property is set in large gardens located in a central position with views over Sittingbourne Recreation Park in Albany Road. This substantial house comprises of three reception rooms, large kitchen and utility room, five good sized bedrooms with family bathroom and three separate cloakrooms. The property retains several original fireplaces, has gas central heating and double glazing, off street parking and large enclosed mature gardens. Available immediately FOR 6 MONTHS ONLY, we regret smokers are not permitted, family pet considered. Applicants will require minimum household income of £54,000 for rent affordability checks.

## ACCOMMODATION

### Entrance Hall

Wooden framed front door with crittle windows to sides, fitted door mat, wooden flooring, radiator, stairs to first floor and small cupboard beneath, double glazed door to rear garden.

### Cloak Room

Terracotta tiled floor, WC, wash hand basin, double glazed window, radiator

### Study 13'0" x 14'4" (3.98 x 4.39)

Fitted carpet, double glazed bay window to front, ornamental original fireplace with tiled surround and hearth and painted mantle with fitted shelving and cupboard to sides, radiator

### Dining Room 14'2" x 14'5" (4.32 x 4.41)

Fitted carpet, double glazed bay window to front, ornamental original fireplace with tiled surround and hearth and painted mantle, cupboard to side, radiator.

### Living Room 17'4" x 16'9" (5.30 x 5.13)

Fitted carpet, double glazed bay window to rear, double glazed door to rear garden, ornamental original fireplace with surround and hearth and wooden mantle, 2 x radiators

### Kitchen 18'1" x 13'3" (5.52 x 4.05)

Tile effect vinyl flooring, range of matching fitted white Shaker style wall and base units with grey granite effect worksurfaces and tiled splashback. Stainless steel sink and drainer. Two stainless steel fan assisted ovens, stainless steel five ring gas hob with stainless steel canopy extractor hood above. Space with plumbing for dish washer. Dual aspect double glazed windows, 2 x radiators, painted wooden dresser, fitted shelving.

### Utility Room 6'4" x 12'0" (1.95 x 3.68)

Tile effect vinyl flooring, fitted white Shaker style base unit with grey granite effect worksurfaces and tiled splashback. Stainless steel sink, large fitted cupboard, recess with plumbing for washing machine and tumble dryer. Vaillant combination boiler. Double glazed window.

### Rear Lobby

Painted concrete floor, painted brick walls, double glazed window, wooden door to driveway, brick storage cupboard, pantry cupboard.

### Stairs and Landing

Fitted carpet, double glazed window, radiator, two fitted cupboards, loft hatch.

### Cloak Room

Tile effect vinyl flooring, WC, wall mounted wash hand basin with tiled splashback, double glazed window,

### Bedroom One 14'7" x 13'3" (4.46 x 4.05)

Fitted carpet, double glazed window, radiator, painted ornamental fireplace with mantle.

### Bedroom Two 13'0" x 11'0" (3.98 x 3.37)

Fitted carpet, double glazed window, radiator, painted ornamental fireplace with mantle.

### Bedroom Three 14'0" x 11'0" (4.28 x 3.37)

Fitted carpet, double glazed window, radiator

### Bedroom Four 14'4" x 11'0" (4.38 x 3.37)

Fitted carpet, double glazed window, radiator, painted ornamental fireplace with mantle, wall mounted wash hand basin with tiled splashback.

### Bedroom Five 7'8" x 13'3" (2.34 x 4.05)

Fitted carpet, double glazed window, radiator, small cuboard door opens into large loft storage room.

### Cloak Room

Tile effect vinyl flooring, WC with integrated wash hand basin and tiled splashback. Radiator, double glazed window.

### Family Bathroom

Tile effect vinyl flooring, bath with chrome thermostatic shower ABOVE, shower screen and fully tiled walls surround. Wash hand basin in vanity unit with tiled splashback. radiator, double glazed window, extractor fan.

## OUTSIDE

To Front - Set back from the road in enclosed gardens which are mainly laid to lawn with planted borders, path leading to front door. Gated driveway to side with parking for 2 vehicles.

To Rear - Large enclosed garden to rear with mature shrubs and trees. Wooden shed and side gate.

## GENERAL INFORMATION

Rent £1,800.00 per calendar month

Pet Rent Top-Up £30.00 per pet per calendar month

Deposit £2076.92

Tenancy An Assured Shorthold Tenancy of 6 month duration. The landlord may require possession at the end of the tenancy for their own use.

Restrictions No smokers. Family pet considered (additional pet top up rent applies £30.00 per calendar month)

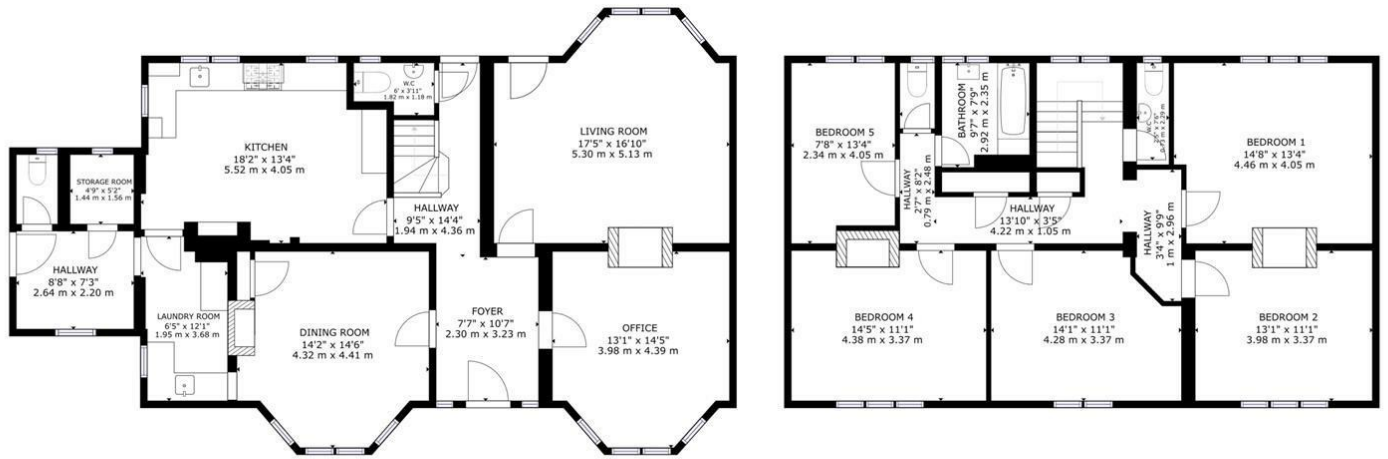
Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - Band G

EPC D - 64

Minimum Household Annual Income Required £54,000.00

# Floor Plan

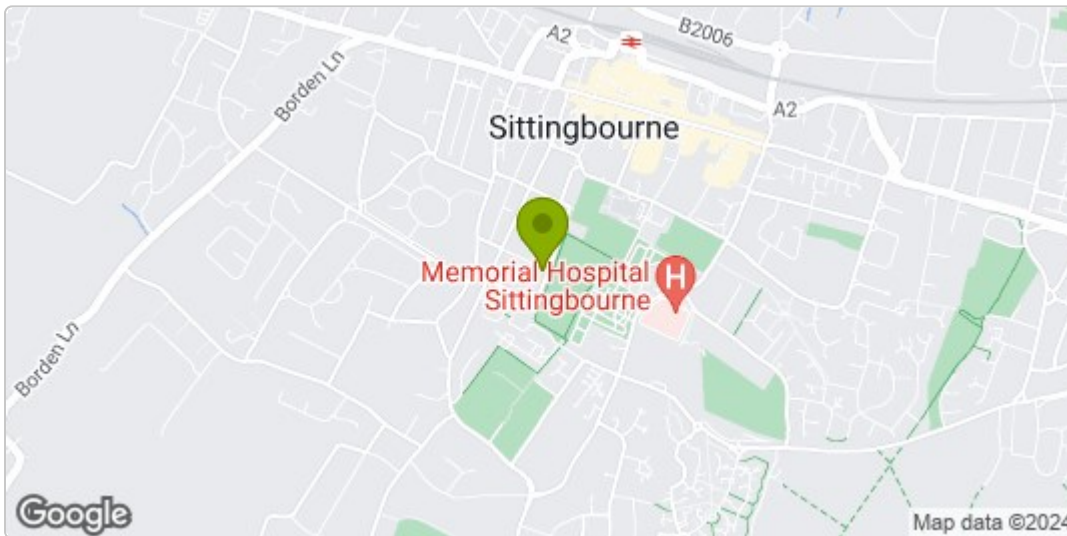


FLOOR 1

FLOOR 2

GROSS INTERNAL AREA  
 FLOOR 1: 1272 sq ft, 118.19 m<sup>2</sup>; FLOOR 2: 1063 sq ft, 98.8 m<sup>2</sup>  
 TOTAL: 2335 sq ft, 216.99 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

## Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

## Matterport

## Energy Efficiency Graph

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		
EU Directive 2002/91/EC		
England & Wales		
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>		
(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		
EU Directive 2002/91/EC		
England & Wales		

Residential, Commercial  
and Rural Property Specialists

T: 01795 470556  
F: 01795 470769

E: info@georgewebbfinn.com  
W: www.georgewebbfinn.com

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