



**20 Keycol Hill, Sittingbourne, ME9 8ND**

**£1,600 Per Calendar Month**

A spacious four bedroom semi detached house situated on the edge of Sittingbourne with good access to A2 and A249. The property has modern fitted kitchen, two bathrooms, gas central heating, double glazing, two reception rooms, gardens to front and rear and off street parking for 2 cars. Available early June, we regret that pets and smokers are not permitted. Applicants will require a minimum household annual gross income of £48,000 for referencing purposes.



## GROUND FLOOR

Entrance Hall

Reception Room One 10'3" x 21'11" (3.13 x 6.70)

Reception Room Two 9'10" x 12'0" (3.02 x 3.66)

Kitchen 8'4" x 6'6" (2.55 x 1.99)

Rear Lobby

Utility Room 4'0" x 9'4" (1.23 x 2.86)

Ground Floor Bathroom 5'8" x 6'0" (1.74 x 1.83)



## FIRST FLOOR

Stairs and Landing

Bedroom One 13'3" x 9'9" (4.04 x 2.99)

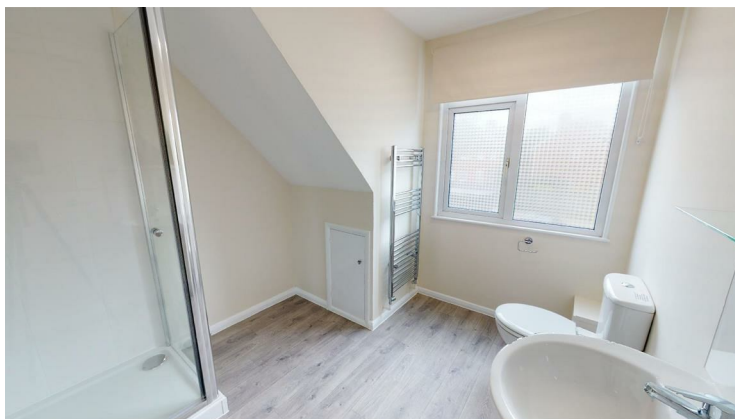


Bedroom Two 9'11" x 9'6" (3.04 x 2.91)

Bedroom Three 9'11" x 9'2" (3.03 x 2.80)

Bedroom Four 9'4" x 11'8" (2.85 x 3.58)

Shower Room 8'1" x 8'5" (2.48 x 2.57)



Garden



To Front - shared steps and pathway leads to open small garden area laid to lawn with side gate leading to rear garden

To Rear - fair sized garden mainly laid to lawn with brick storage shed and further wooden shed. Paved patio and shingled parking area. Shared driveway with neighbouring house to rear of property.

## GENERAL INFORMATION

Rent £1,600.00 per calendar month

Deposit £1,846.15

Tenancy An Assured Shorthold Tenancy of twelve months duration

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - Band D

EPC Rating D - 59

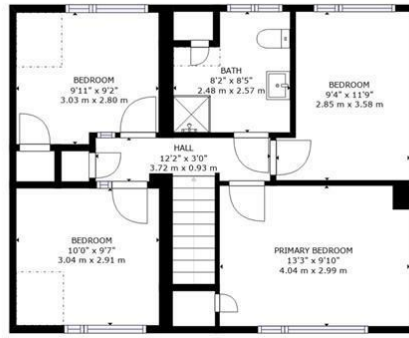
Conditions Regret no smokers or pets permitted

Minimum Household Income Required £48,000 per

annum

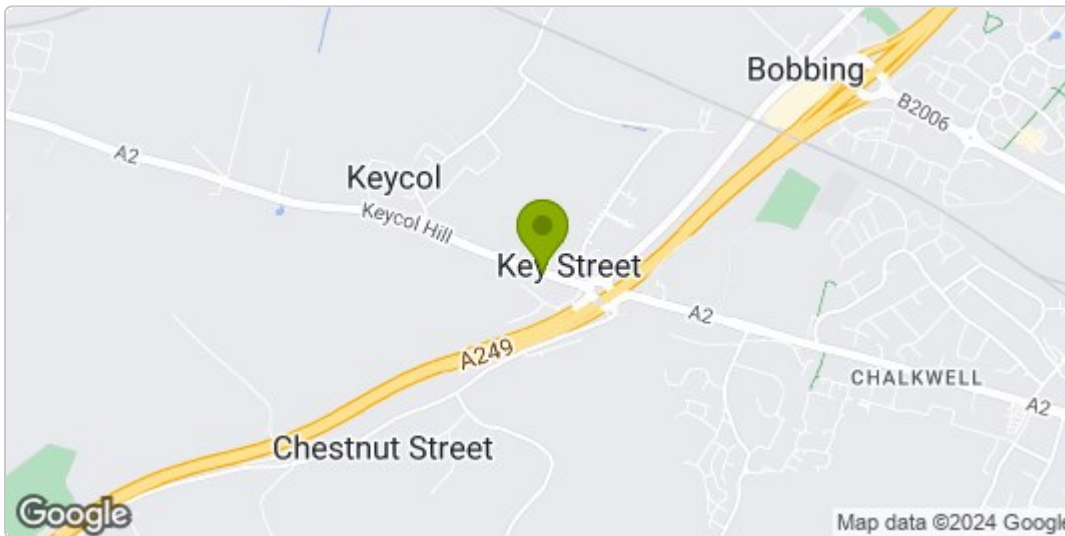
Photographs & Virtual Tour taken June 2022

# Floor Plan



GROSS INTERNAL AREA  
 FLOOR 1: 629 sq. ft, 58 m<sup>2</sup>, FLOOR 2: 574 sq. ft, 53 m<sup>2</sup>  
 EXCLUDED AREAS: , REDUCED HEADROOM BELOW 1.5M: 29 sq. ft, 3 m<sup>2</sup>  
 TOTAL: 1204 sq. ft, 112 m<sup>2</sup>  
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

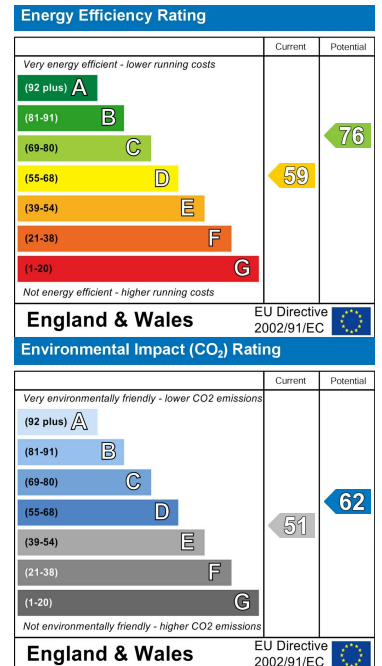
## Area Map



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## Energy Efficiency Graph



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