



88 Albany Road, Sittingbourne, ME10 1EL

£1,900 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 end of May FOR 6 MONTHS ONLY, we regret smokers are not permitted, family pet considered. Applicants will require minimum household income of £57,000 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 £1,900.00 per calendar month

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

Holding Deposit £438.46

Deposit £2192.30

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

Council tax annual charge: £3660.66 a year (£305.06 a month)

EPC D - 64	Non-coal mining area: Yes
Minimum Household Annual Income Required £57,000.00	All information is provided without warranty. Contains HM Land Registry data © Crown copyright and database right 2021. This data is licensed under the Open Government Licence v3.0.
Photos & Virtual Tour created December 2023	
Verified Material Information	The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.
Tenure: Freehold	
Property type: House	
Property construction: Standard form	
Number and types of room: 5 bedrooms, 1 bathroom, 3 receptions	
Electricity supply: Mains electricity	
Solar Panels: No	
Other electricity sources: No	
Water supply: Mains water supply	
Sewerage: Mains	
Heating: Central heating	
Heating features: Double glazing and Open fire	
Broadband: FTTP (Fibre to the Premises)	
Mobile coverage: O2 - Excellent, Vodafone - Excellent, Three - Excellent, EE - Excellent	
Parking: Driveway	
Building safety issues: No	
Restrictions - Listed Building: No	
Restrictions - Conservation Area: No	
Restrictions - Tree Preservation Orders: None	
Public right of way: No	
Long-term flood risk: No	
Coastal erosion risk: No	
Planning permission issues: No	
Accessibility and adaptations: None	
Coal mining area: No	

Floor Plan



GROSS INTERNAL AREA
FLOOR 1: 1272 sq ft, 118.19 m2, FLOOR 2: 1063 sq ft, 98.8 m2
TOTAL: 2335 sq ft, 216.99 m2
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

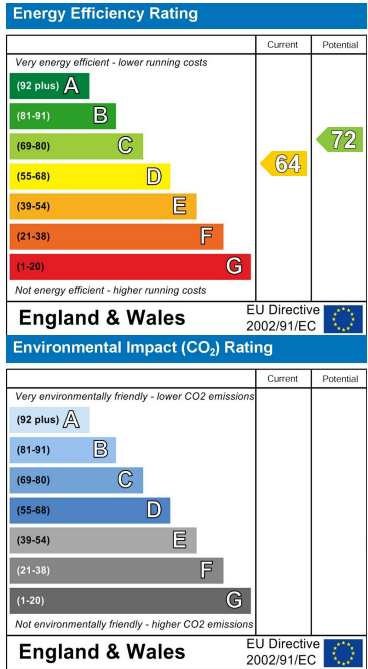
Area Map



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Matterport

Energy Efficiency Graph



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