

37 Hillside Avenue

Queenborough, Kent, ME11 5LL

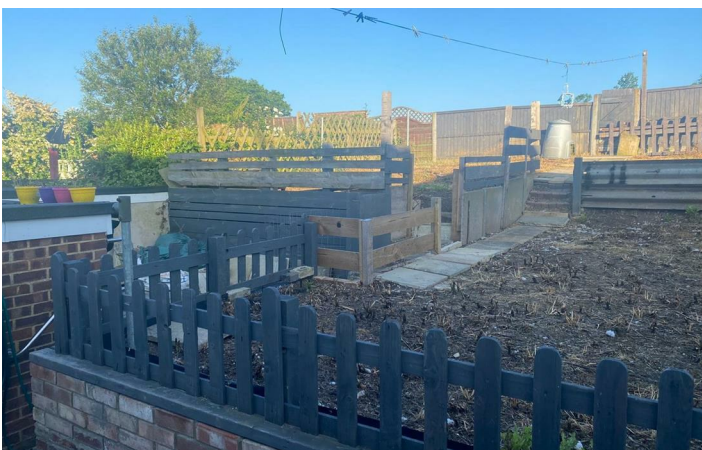
Greenleaf are delighted to offer to let this charming two bedroom semi-detached Bungalow situated on the edge of Queenborough with far reaching views to the rear of the Swale estuary. Accommodation comprises of entrance hallway, lounge, two double bedrooms, wet room/shower room and fitted kitchen with oven, hob and fridge freezer. Benefits include, gas central heating, double glazing, rear garden, garage and driveway for two cars! Available immediately, call to arrange viewings now.

In order to reserve a property you will be required to pay a holding deposit equivalent to one weeks rent. This will be refunded once checks are complete unless false or misleading information is provided, a Right to Rent check fails or you withdraw from the property. It can, with agreement be put towards the first months rent due along with the five week deposit. If you require any further information just give the team a call or email on info@greenleaf-property.co.uk.

Greenleaf are a member of the PRS (property redress scheme) membership number: PRS003992
Greenleaf Property Services Ltd have client money protection – property mark - membership – C0128543

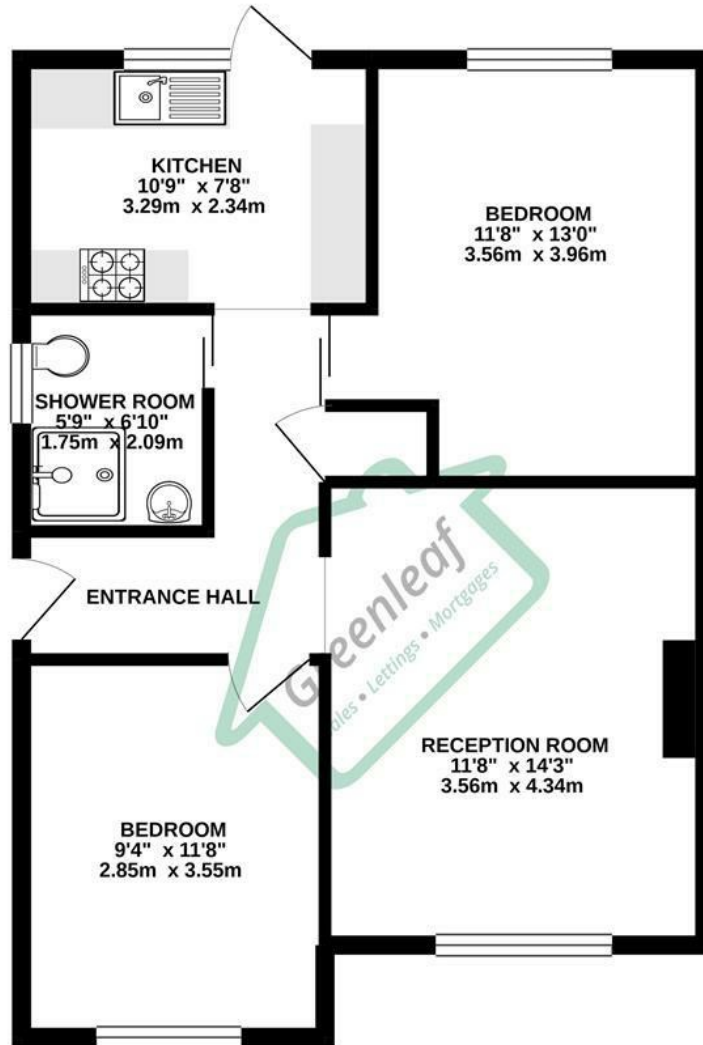
£1,300 Per Month

- CHARMING TWO BEDROOM BUNGALOW
- GARAGE AND OFF ROAD PARKING!
- LARGE REAR GARDEN
- CLOSE TO AMENITIES
- FAR REACHING VIEWS OVER ESTUARY
- AVAILABLE IMMEDIATELY
- HOLDING DEPOSIT £300 1 WEEK RENT • 5 WEEK DEPOSIT £1500
- COUNCIL TAX BAND A





GROUND FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Planned	Current	Planned
Very energy efficient - lower running costs (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not energy efficient - higher running costs</small>	87	Very environmentally friendly - lower CO ₂ emissions (92 plus) A (81-91) B (69-80) C (55-68) D (39-54) E (21-38) F (1-20) G <small>Not environmentally friendly - higher CO₂ emissions</small>	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Greenleaf Property Services is a trading name of Greenleaf Property Services Limited.
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