



London Road, Teynham, Sittingbourne

AN EXTENDED THREE BEDROOM SEMI DETACHED PROPERTY. Located in the Village of Teynham, we are delighted to be offering this good sized Semi Detached House which has been extended both to the rear and to the side. The extensions offer a good sized Utility Room, a Downstairs Wet Room and the rear extension enhances the Lounge / Diner. In addition to the ground floor there is a Kitchen and an Entrance Hall. To the first floor there are three Bedroom together with a Shower Room. Externally, there is a rear Garden, which in turn leads to a Garage (currently divided into two useful Workshops). Unusually for properties in this area the property also benefits from off Road Parking to the front for Two cars, which is finished in block paving. The property is being sold with no forward chain. Please call the office so we can arrange your viewing appointment.

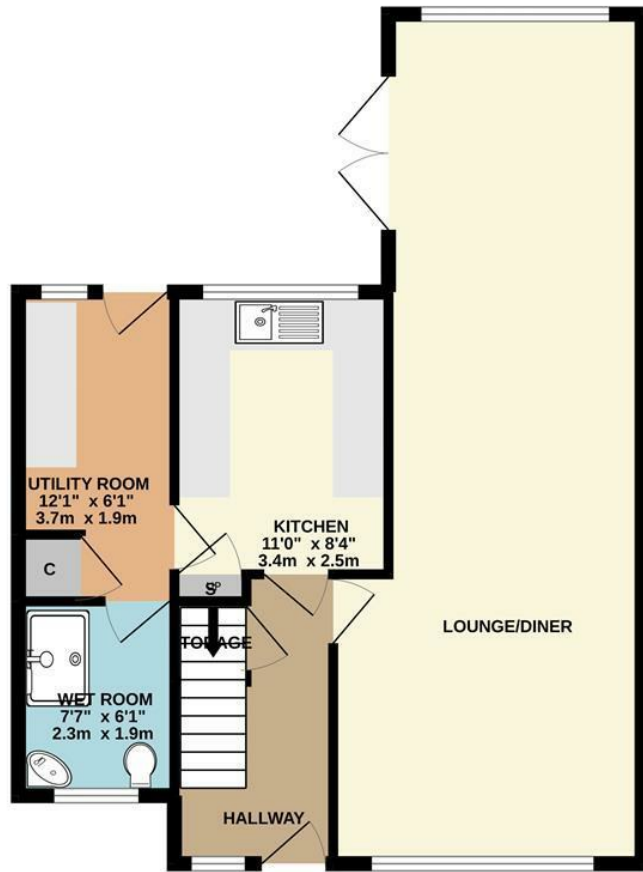
## Asking Price £300,000

- Extended Three Bedroom Semi Detached Property
- Extended to the Rear and Side
- Utility Room
- Downstairs Wet Room
- Large Lounge / Diner
- Shower Room
- Off Road Parking for Two Cars
- Garage (converted into two workshops)
- EPC Rating - D
- Council Tax Band - C

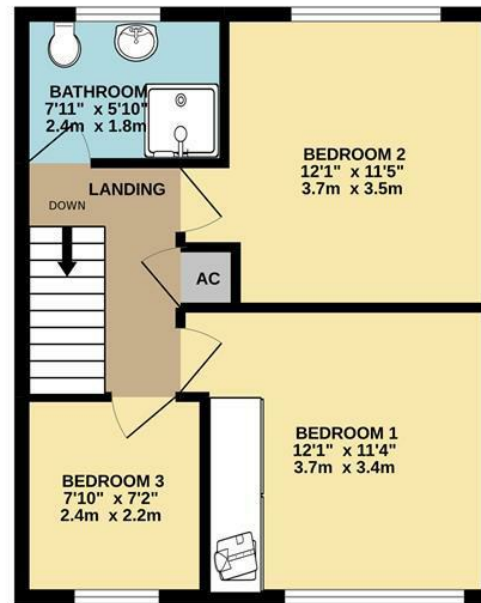




GROUND FLOOR  
635 sq.ft. (59.0 sq.m.) approx.



1ST FLOOR  
416 sq.ft. (38.6 sq.m.) approx.



TOTAL FLOOR AREA : 1050 sq.ft. (97.6 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		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
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 CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b> EU Directive 2002/91/EC			

Lamborn & Hill have produced these details in good faith and believe they provide a fair and accurate description of the property being marketed. Following inspection and prior to financial commitment prospective buyers should satisfy themselves as to the property's suitability and make their own enquiries, relating to specific points of importance for example condition of items, permissions, approvals and regulations. The accuracy of these details are not guaranteed and they do not form part of any contract.