



Keycol Hill, Sitingbourne



We are delighted to bring to the market this charming detached cottage, situated in Bobbing. If you are looking for a property that offers individuality and charm then this may just be the one for you. The current owners of this property have presented the property to a high standard throughout with the accommodation comprising of Lounge, Fitted Kitchen, Dining Room, Downstairs WC, Utility Room, two Double Bedrooms and a luxury Bathroom. Externally the gardens wrap around the property and there is parking for 3 cars. (one via sliding gates and two adjacent to the fence. The property is situated on a corner plot next to Ladyfields and has superb links with all the major roads. To view, please contact the office where we will be delighted to show you this in its full glory.

## Price Range £425,000

- GUIDE PRICE £425,000 - £450,000
- Charming Detached Cottage on a Corner Plot
- Two Double Bedrooms
- Utility Room
- Downstairs Cloakroom
- Luxury Bathroom with separate Shower Cubicle
- Council Tax Band - E
- EPC Rating - 62 (D)
- Freehold





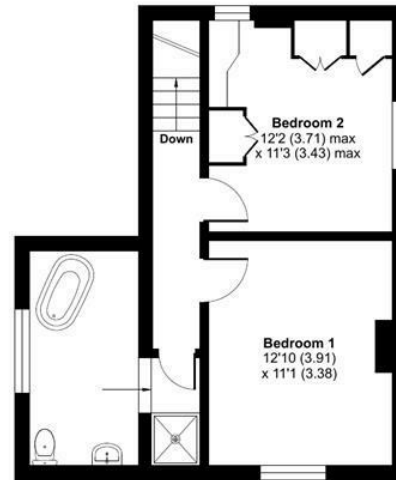




# Keycol Hill, Bobbing, Sittingbourne, ME9

Approximate Area = 992 sq ft / 92.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for LambornHill Estate Agents REF: 1014491

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(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			
England & Wales		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			
England & Wales		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.