



Osier Road, Teynham, Sittingbourne



Osier Road is a semi rural location located on the Edge of Teynham Village. The accommodation of this Two Bedroom Semi detached property is both spacious and comfortable and to the ground floor comprises of Entrance Hall, Kitchen/Breakfast Room, Lounge, a good size Conservatory, and a Downstairs Cloakroom. To the first floor and what was once the third Bedroom has been converted in a Bathroom and the Two Bedrooms are both generous doubles both with views over the surrounding fields. Externally, The rear Garden is of an impressive size, and enjoys a southerly aspect. There is a large timber shed, and there is a useful workshop at the back of what is a good size Garage. To the front there is off road parking for at least four vehicles in addition to a lawned area. To arrange your viewing appointment please call the office.

## Asking Price £320,000

- Two Bedroom Semi Detached House
- Two Double Bedrooms
- Downstairs Shower Room
- Conservatory
- Large Garage with separate Workshop
- Good size Garden with views over surrounding fields
- EPC Rating - D (63)
- Council Tax Band - C
- Freehold
- No onward chain

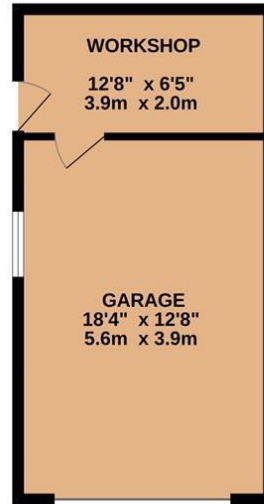
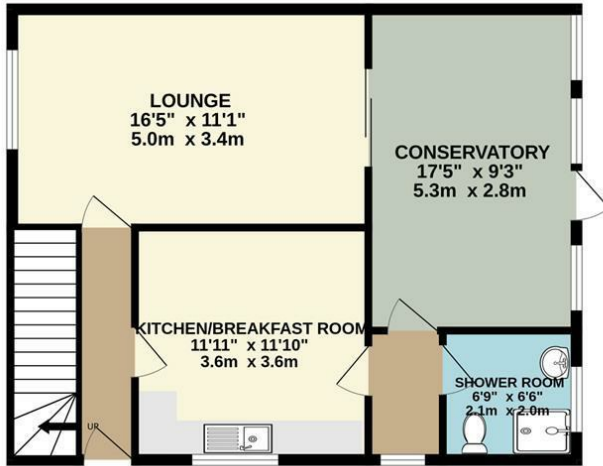




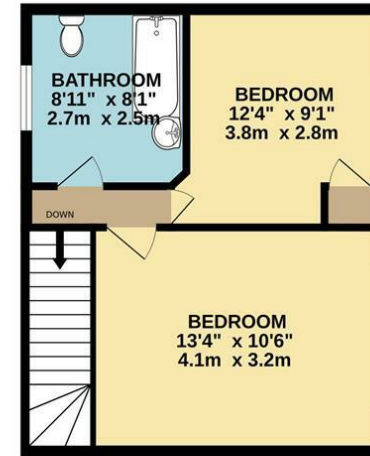




GROUND FLOOR  
962 sq.ft. (89.4 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.3 sq.m.) approx.



TOTAL FLOOR AREA : 1364 sq.ft. (126.7 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) <b>A</b>		<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>63</b>		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
EU Directive 2002/91/EC		
England & Wales		

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.