



Grovehurst Road, Kemsley, Sittingbourne

Guide Price £260,000 - £280,000

LambornHill welcomes to the market this Three Bedroom 1930's property that is being sold with no further chain. The accommodation is in keeping with 30's style properties and the accommodation comprises of Entrance Porch, Hallway, Lounge / Diner, Kitchen, Outer Lobby and Downstairs WC. To the first floor there are three Bedroom's and a Shower Room. Externally the property has charming gardens to both the front and rear with a range of shrubs and flowers. To the back of the Rear Garden there is a Garage and off road parking that is accessed a little way down the road. To arrange your viewing appointment please call the office,

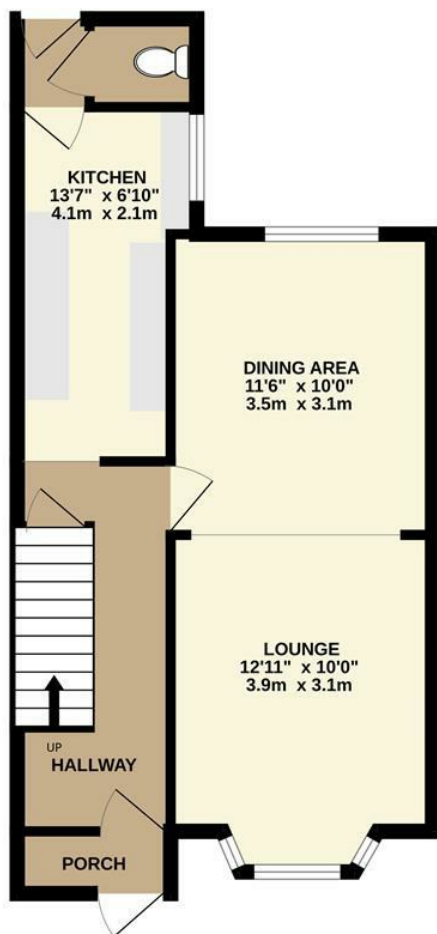
Guide Price £260,000

- PRICE RANGE £270,000 - £290,000
- Popular 1930's Style Property
- Three Bedrooms
- Open Plan Lounge / Diner
- Downstairs WC
- Good Size Rear Garden
- Garage and Parking to the Rear
- EPC Rating D (63)
- Council Tax Band - C
- Freehold

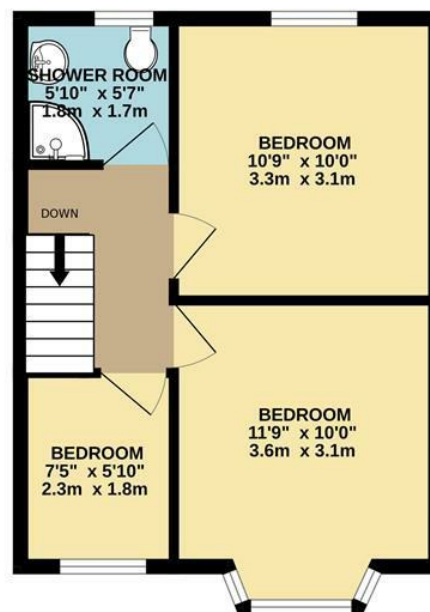




GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.



TOTAL FLOOR AREA: 783 sq.ft. (72.7 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) A			81
(81-91) B			
(69-80) C			
(55-68) D		63	
(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 ₂) Rating		Current	Potential
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			
Not environmentally friendly - higher CO ₂ 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.