



Recreation Way, Kemsley, Sittingbourne

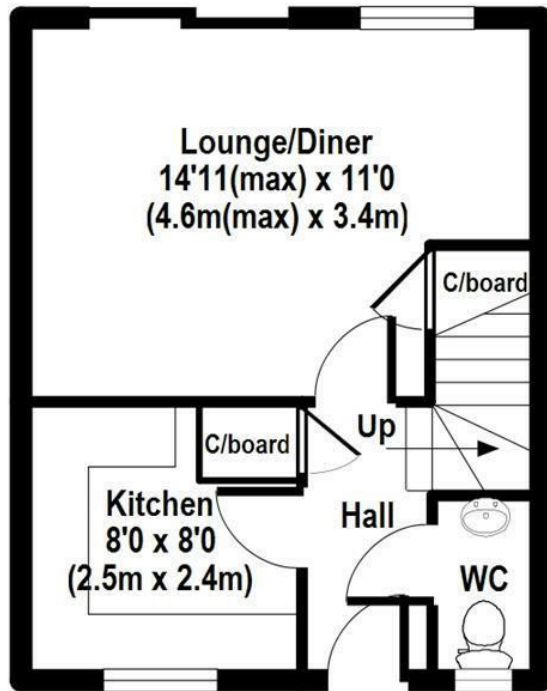
AVAILABLE MAY 2024. The accommodation to the ground floor comprises of Entrance Hall, Downstairs Cloakroom, Kitchen and a spacious Lounge/Diner. To the first floor there are three good size bedrooms comprising of two doubles and a single and additionally there is a family Bathroom. Externally the rear Garden has been well thought out, with low maintenance in mind and has a synthetic lawn area, slate/stone patio area and a timber shed. To the front there is an additional Garden area and to the side of the row of three houses there is a Garage and two off road parking spaces. An ideal family home tucked away in a quiet location. Agents Note :- The required household Income will need to be a minimum £39,000.

£1,300 PCM

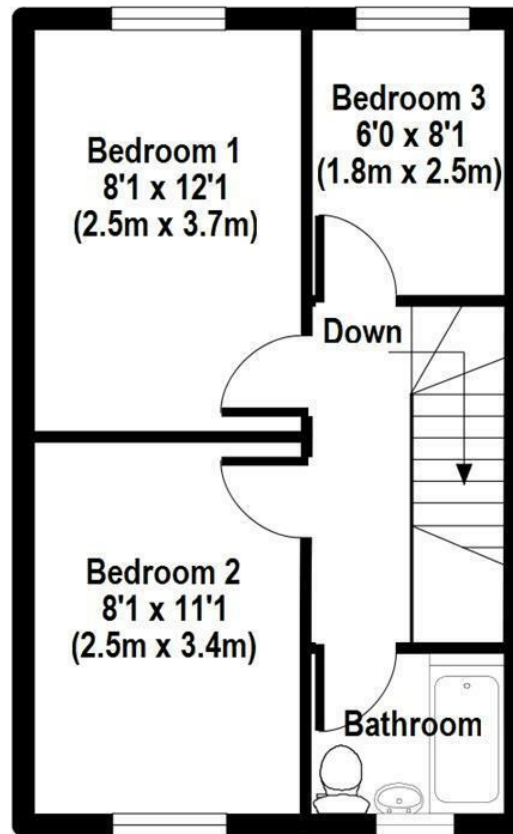
- Three Bedroom Family Home
- Lounge / Diner
- Downstairs Cloakroom
- Cul De Sac Location
- Garage and Driveway
- Popular Location
- EPC Rating D (68)
- Council Tax Band - C
- Holding Fee required - £300
- Deposit - £1500



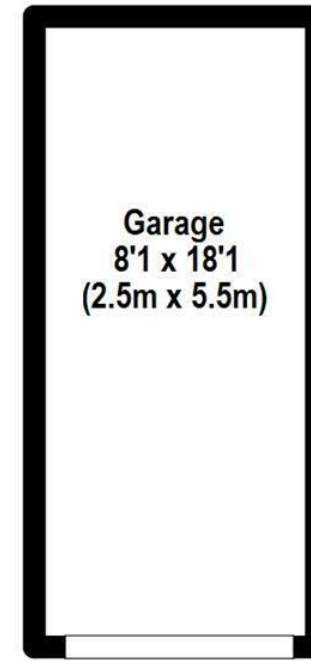




Ground Floor



First Floor



APPROX GROSS INTERNAL FLOOR AREA: 757 sq. ft / 70 sq. m

Recreation Way

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'The Floor Plan People' and the Estate Agent marketing this property.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(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.