



William Street, Sittingbourne

AVAILABLE NOW!! LambornHill are delighted to welcome to the market this extremely well presented two-bedroom semi-detached property close to the Town Centre. The property boasts a large lounge, dining room, modern kitchen, two double bedrooms, bathroom and a good size garden. The property has recently been newly decorated throughout and a new boiler has been installed. This would make the perfect property for a small family. It is positioned within walking distance to Sittingbourne Train Station, Town Centre, local restaurants and supermarkets! We are expecting this to be a popular property so call us now on 01795 293000 now to secure a viewing.

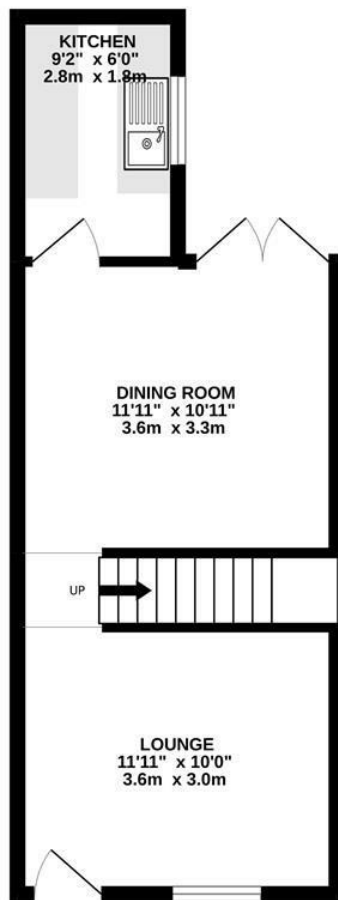
£1,100

- AVAILABLE NOW!
- Semi Detached
- Two Double Bedrooms
- Newly Decorated
- Close To Town Centre
- EPC TBC
- Council Tax Band B
- Deposit £1153
- Holding Fee £230
- CALL NOW TO VIEW!

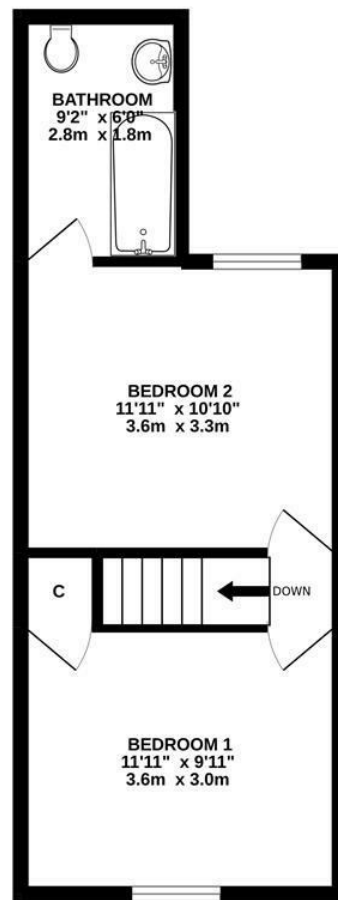




GROUND FLOOR
336 sq.ft. (31.2 sq.m.) approx.



1ST FLOOR
336 sq.ft. (31.2 sq.m.) approx.



TOTAL FLOOR AREA : 671 sq.ft. (62.4 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			
(81-91) 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.