



Windmill Road, Sittingbourne

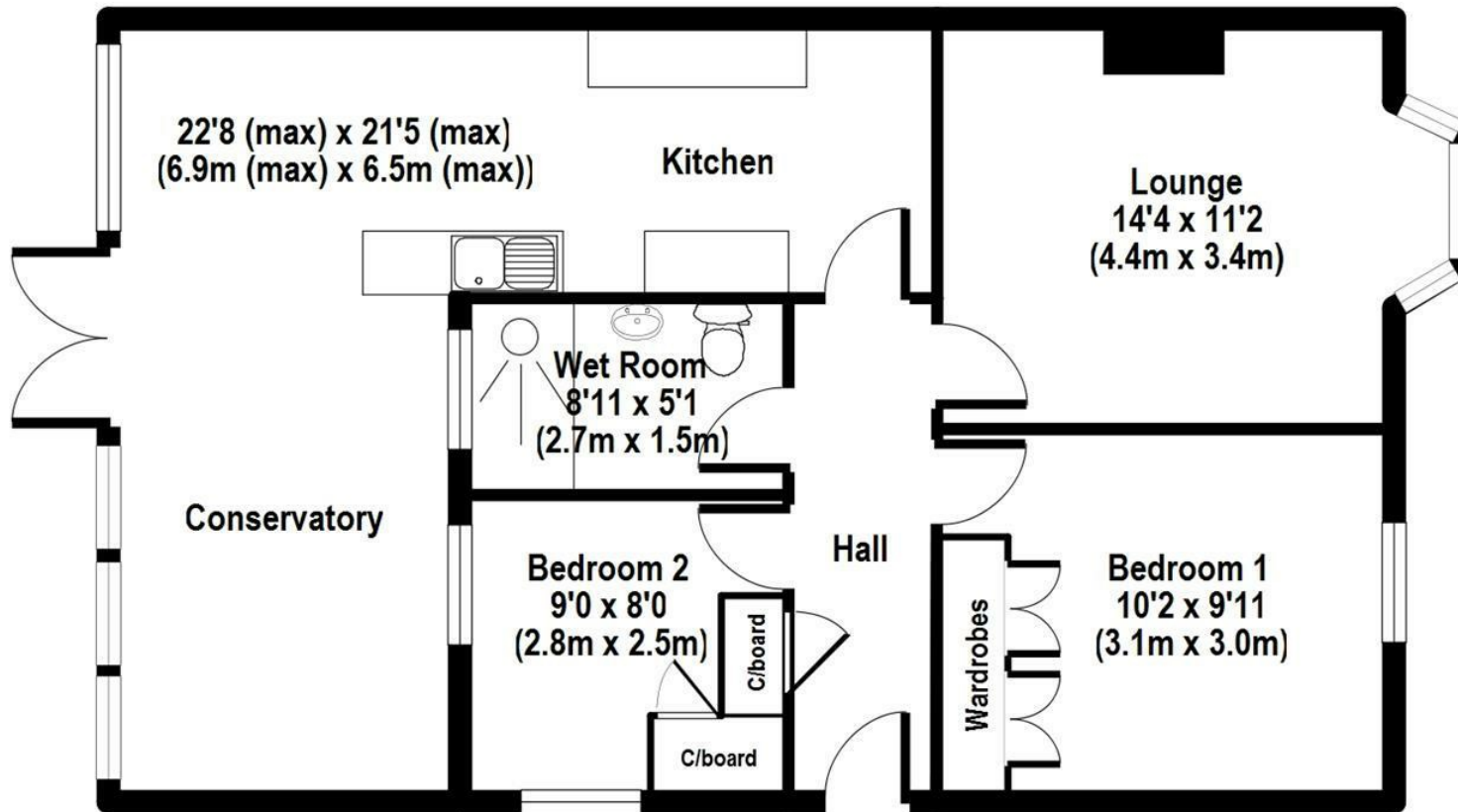
SEMI DETACHED BUNGALOW! We are delighted to present to the market this beautiful bungalow boasting good size living accommodation comprising of entrance hallway, lounge, kitchen, sun room, wet room and two separate bedrooms. Externally the property has a front garden, shared driveway leading to a detached garage and a good size rear garden. There are many benefits to this property which include double glazing, gas central heating, enclosed south west facing rear garden, detached garage with pit. The property is situated in Windmill Road which is within close proximity to Sittingbourne town centre and A249 which provides easy access to both the m2 and m20 motorways. In order to appreciate what this property has to offer we really must recommend an internal viewing!

£1,300 PCM

- AVAILABLE END OF APRIL/MAY
- Semi Detached Bungalow
- Close To Town Centre
- Secluded 'Sun Trap' Rear Garden
- Detached Garage With Pit
- EPC Rating D







APPROX GROSS INTERNAL FLOOR AREA: 761.74 sq. ft / 70.79 sq. m

Windmill Road

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 Company or individual displaying this floor plan.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(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 <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		93
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

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.

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