



Gordon Road, Chatham

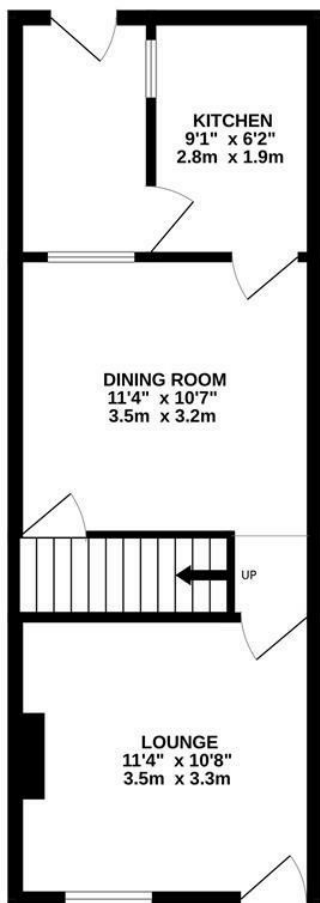
INTERNAL PHOTOS TO FOLLOW SOON. LambornHill are pleased to offer for let this spacious two bedroom mid terrace house in Chatham. Close to local amenities, schools and Train Station, this property is in an ideal location. The property boasts a lounge, separate dining room, kitchen, two double bedrooms and an upstairs bathroom. There is also the added benefit of a cellar and spacious rear garden.

** We regret that we are unable to accept smokers or pets of any kind. The minimum required household income needs to be £36,000 for rent affordability checks **

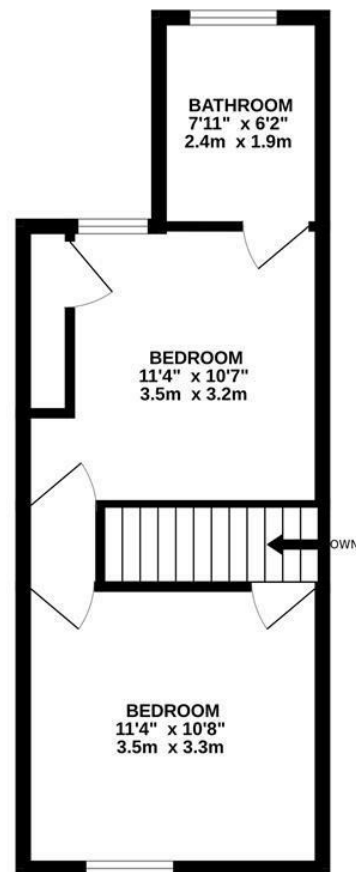
£1,200 PCM

- Two Bedroom Terraced House
- Two Reception Rooms
- Upstairs Bathroom
- Available Immediately
- Council Tax Band - B
- EPC Rating - D (57)
- Reservation Fee £276.00
- Deposit - £1384.00

GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.



1ST FLOOR
326 sq.ft. (30.2 sq.m.) approx.



TOTAL FLOOR AREA : 702 sq.ft. (65.3 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			82
(81-91) B			
(69-80) C			
(55-68) D		57	
(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.