



Goodnestone Road, Sittingbourne

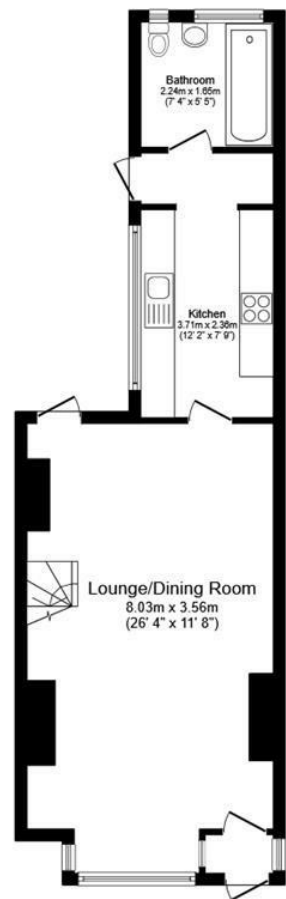
Lambornhill Estate Agents are delighted to bring to the market this Two Bedroom Property which is located within close proximity to the Town Centre and Mainline Train Station. The accommodation to the ground floor, comprises of Entrance Porch, Large Lounge / Diner which has stairs leading to the first floor, Kitchen, Inner Lobby and Downstairs Bathroom. To the first floor there are two double bedrooms. The property does require some mild modernisation and is well suited for first time buyers and investors alike. Externally, there is a small frontage area and the to rear there is a lawned area. To arrange your viewing appointment please call the office.

Asking Price £195,000

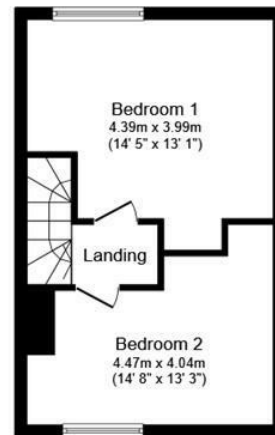
- Two Bedroom Terraced House
- Lounge / Diner
- Kitchen
- Downstairs Bathroom
- Two Double Bedrooms
- Mild Modernisation Required
- EPC Rating - D (57)
- Council Tax Band - B
- Freehold







Ground Floor
Floor area 51.5 m²
(555 sq.ft.)



First Floor
Floor area 31.8 m²
(342 sq.ft.)

TOTAL: 83.3 m² (897 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(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.