



Canterbury Road, Sittingbourne

Nestled on Canterbury Road in Sittingbourne, this charming refurbished semi-detached house, dating back to the 1930s, offers a delightful blend of classic character and modern convenience. With three well-proportioned bedrooms, this property is perfect for families or those seeking extra space.

Upon entering, you are welcomed into a spacious reception room that exudes warmth and comfort, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the modern kitchen breakfast room, which has been thoughtfully designed to cater to contemporary living. This inviting space is perfect for enjoying leisurely breakfasts or hosting dinner parties with friends and family.

The property boasts two stylish bathrooms, ensuring that morning routines are a breeze for everyone in the household. The modern fittings and fixtures provide a touch of luxury, making daily life feel special.

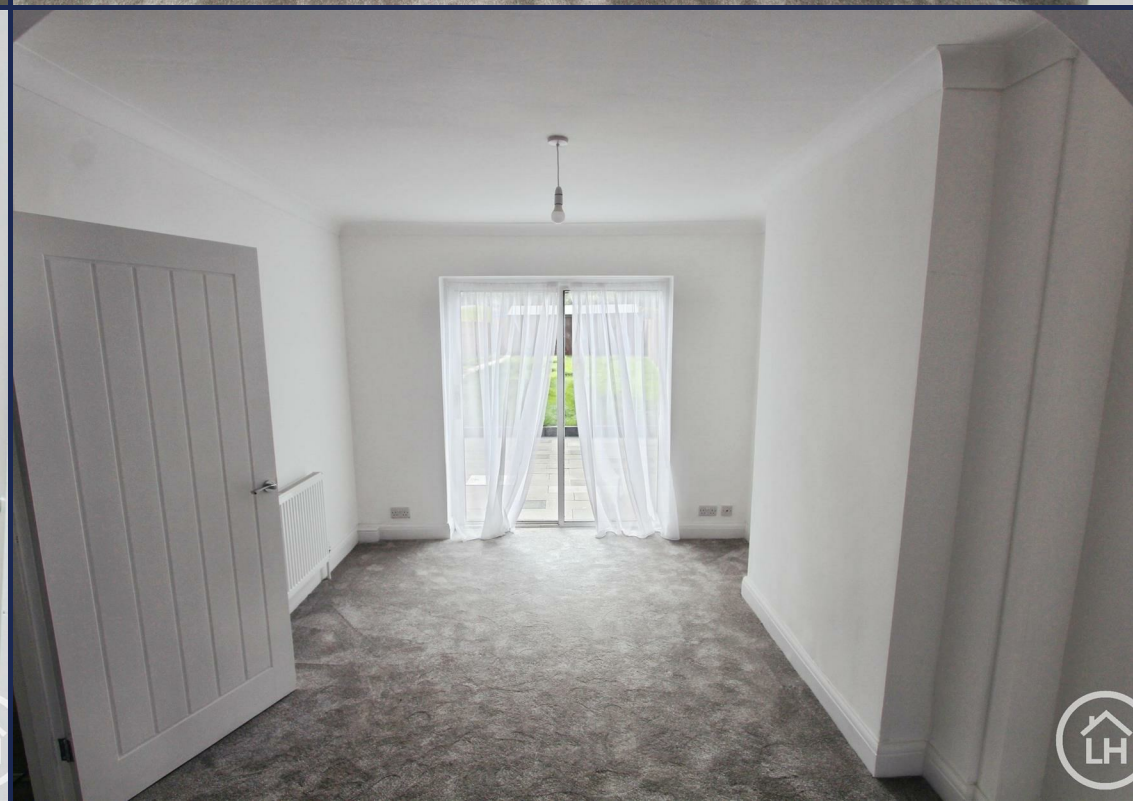
Additionally, the house features an extended layout, which enhances the living space and allows for a seamless flow throughout the home. Outside, the garden is complemented by a summer house, providing an excellent retreat for relaxation or a creative workspace.

Externally the property has a good size rear garden, and this is ample parking to the front finished in stylish block paving. AGENTS NOTE: The garage is not included.

£1,650 PCM

- Available Immediately
- Fully Refurbished Throughout
- 3 Bedrooms
- Downstairs WC
- Large Rear Garden
- Large Out Building / Summer House
- Agents Note - Garage not Included
- Holding Fee £380 Deposit £1,903
- EPC Rating - D
- Council Tax Band - C

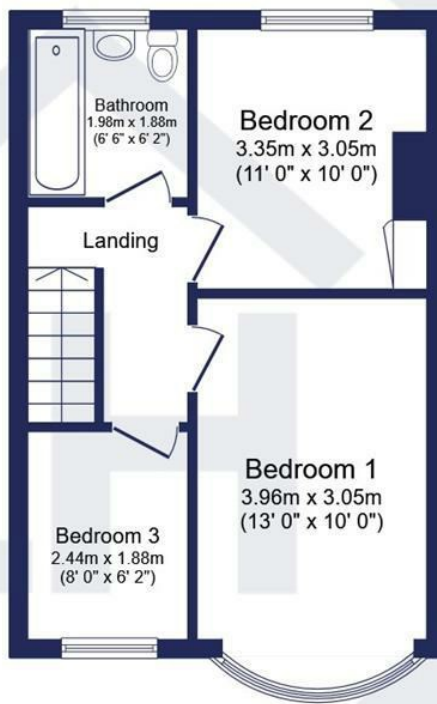






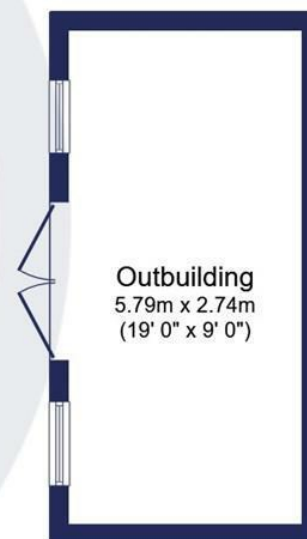
Ground Floor

Floor area 48.7 sq.m. (524 sq.ft.)



First Floor

Floor area 34.4 sq.m. (370 sq.ft.)



Outbuilding

Floor area 15.9 sq.m. (171 sq.ft.)

Total floor area: 99.0 sq.m. (1,066 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		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	65	
(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.

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