



## Connaught Road, Sittingbourne ME10 1HY

**£1,450 Per Calendar Month**

This fully renovated three-bedroom semi-detached home offers spacious and well-presented accommodation, making it an ideal rental for families or professionals.

The ground floor features a generous lounge and a separate dining room, providing plenty of living and entertaining space. The modern kitchen is fitted with a range of high-gloss units and offers ample storage and worktop space. A contemporary family bathroom is also located on the ground floor.

Upstairs, the property comprises two good-sized double bedrooms and a third single bedroom, which could also work well as a home office or nursery.

Outside, the property benefits from a large rear garden, perfect for outdoor dining, relaxing, or family use.

Conveniently located close to local amenities and the mainline train station, the property offers easy access to shops, schools, and transport links. Early viewing is recommended to fully appreciate the space and quality this home provides.

### Measurements

Lounge – 11'9 x 10'10

Dining Room – 13'9 x 11'9

Kitchen – 12'3 x 6'5

Utility Area – 3'11 x 6'9

Bathroom – 5'11 x 6'5

Bedroom – 15'1 x 10'10

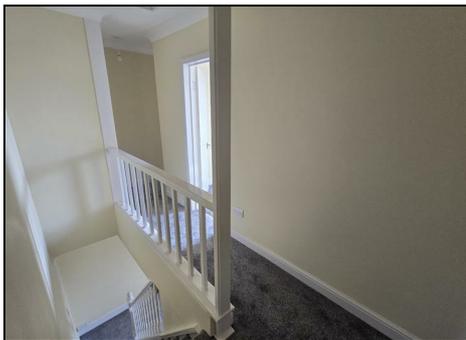
Bedroom – 12'0 x 8'0

Bedroom – 12'3 x 6'8



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
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**ESTATE AGENCY : REDEFINED**

