



## Lovell Road, Sheerness ME12 3NX

**£1,200 Per Calendar Month**

New to the market is this well-presented house to rent situated on Lovell Road, Minster. The location is superb as there is easy access off the island via the Lower Road, Minster Hospital and a whole host of local amenities that Minster has to offer. This is an area massively popular with tenants and as such an early enquiry is strongly advised.

### Internal

Upon entry you are greeted by a porch area which opens into the main living room. There is plenty of natural light giving a feeling of space to relax in. Follows through to access to stairs up to first floor, into the new kitchen at rear of the property which is well presented with plenty of wall and base units. A rear door gives access to the rear garden which is fence enclosed and has access to rear.

Upstairs, all rooms lead off of the landing. The main bedroom is a large double, the second is a single in size and there is a nice size bathroom

### External:

Fence enclosed rear garden with gate access. Off road parking is located to the court to the rear.

### Measurements

Lounge 14'4 x 9'9

Kitchen 14'4 x 7'9

Bedroom 14'4 x 9'10



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>		
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**ESTATE AGENCY : REDEFINED**

