



**£1,300 pcm**

**Tonge Road, Murston, Sittingbourne, Kent, ME10**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 2**

**End of Terrace**

**EPC: D**

**Available Now**

**Walking Distance To Schools**

**Council Tax: B**

**1.5 Miles To Town Centre**

**Family Homes**  
25a West Street, Sittingbourne, Kent ME10 1AL  
[lettings@familyhomes.co.uk](mailto:lettings@familyhomes.co.uk), [sales@familyhomes.co.uk](mailto:sales@familyhomes.co.uk),  
[repairs@familyhomes.co.uk](mailto:repairs@familyhomes.co.uk) | 01795473434





**WALKING DISTANCE TO SCHOOLS, LONG SOUTH FACING REAR GARDEN, AVAILABLE NOW, 1.5 MILES TO TOWN CENTRE!**

**Accommodation:**

This spacious property is an ideal family home, upon entering you are welcomed into the separate hallway with doors leading through to the bay fronted living room and through to the dining room, as the property is an end of terrace you benefit from having a double aspect dining room adding great natural light to the room. Also on the ground floor is a well presented kitchen and fully tiled bathroom. Upstairs are the 3 bedrooms, 2 of these are doubles with the third located off of the second. The property has great character with the original fireplaces being retained as well as there is wood panelling in the front bedroom.

**Outside Space:**

A long rear garden makes this ideal for families looking to enjoy the warmer months outside, the rear garden is predominantly laid to lawn and south facing. To the front is a small low maintenance garden.

**Local Information:**

Offering good access into the heart of Murston but benefitting from little passing traffic, the property is only a 5 minute walk from local schools as well as convenience stores, great road links and bus routes. Closer to Sittingbourne town centre you will find the mainline train station that can have you set foot in London within 1 hour! Sittingbourne is currently undergoing a lot of investment, which has seen large restaurant chains and shops pour into the town centre as well as a cinema, bowling alley and diner.

The successful applicant must have a provable household income of £39,000 or above

Be quick to enquire for this property, viewings can be arranged by calling Family Homes on 01795 473434

**Council Tax: B**

**Deposit: £1,500**



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			84
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England	EU Directive 2002/91/EC		



