

*Family  
Homes*

£1,200 pcm  
Leigh Road, Sittingbourne, ME10



 2  
Bedrooms

 1  
Bathroom

 1  
Receptions



- Coach House
- Allocated Parking
- Modern Interior
- 2 Double Bedrooms
- Under 1 Mile Walk To Lansdowne School
- Quiet Location
- EPC: C
- 3 Miles To A249
- Council Tax: B

2 bedroom coach house with allocated parking on Great Easthall Estate!

**Accommodation:**

A well-kept coach house boasting a modern design and open plan layout. The first-floor accommodation comprises a tasteful kitchen with ample workspace and integrated fridge freezer, there is a good sized living room with good natural light intake, 2 double bedrooms with carpeted flooring and a well presented bathroom with mostly tiled finish and shower over bath. A neutral décor can be found throughout with carpeted flooring in the main living space. There is gas central heating and double glazing throughout.

**Outside Space:**

The property benefits from allocated parking located under the property, there is room for 2 vehicles as well as you will have a large storage cupboard; this is also the location of the boiler.

**Local Information:**

Leigh Road is on the very popular Great Easthall Estate which has been a desirable location since it started development, the estate offers a very quiet setting for your future home as well as offers amazing road links to the A249 as well as to the town centre that has a range of local amenities. Your nearest schools include Lansdowne Primary School (0.8mile walk) and The Sittingbourne School (1.1miles walk). Sittingbourne is currently boasting a lot of investment making the whole town more popular.

**Key Information:**

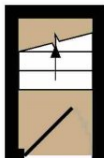
- Rent: £1,200
- Deposit: £1,384.61
- Minimum household income (30x monthly rental amount): £36,000 per annum
- Council Tax Band: B

To arrange your viewing please call 01795 473434!

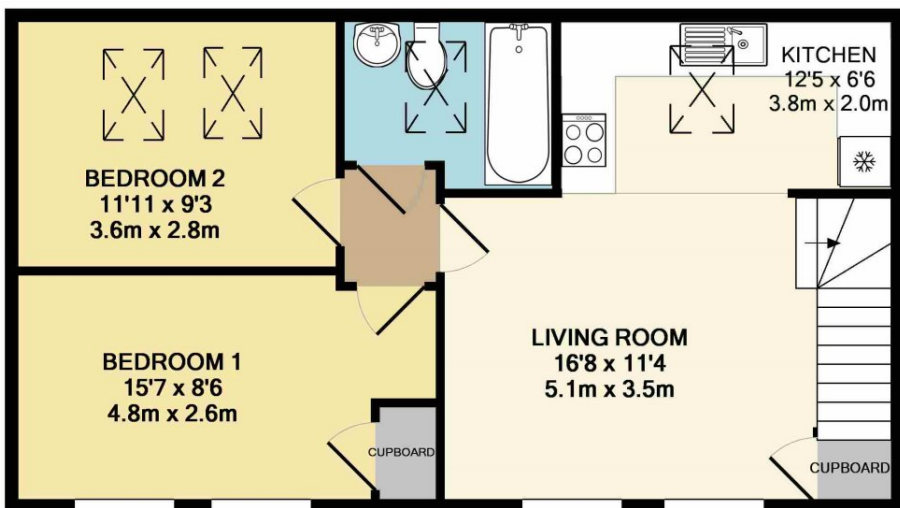
TOTAL APPROX. FLOOR AREA 591 SQ.FT. (54.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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GROUND FLOOR  
APPROX. FLOOR  
AREA 17 SQ.FT.  
(1.5 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 574 SQ.FT.  
(53.3 SQ.M.)

## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</b>	<b>81</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC 	

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