



Wykeham Road, Sittingbourne

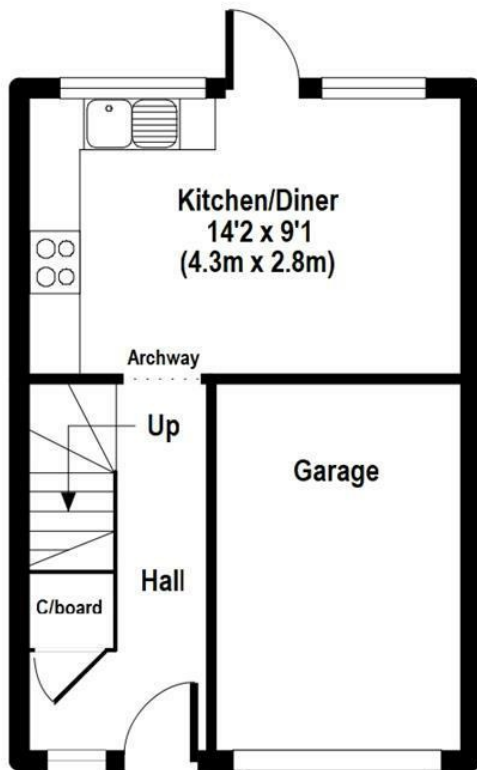
**AVAILABLE IMMEDIATELY!** We are delighted to present to the market for let this end of terrace property in superb condition throughout. The property offers good size family accommodation comprising of entrance hallway, kitchen/ dining room and integral garage to the ground floor with hallway, lounge and bathroom to the first floor and two double bedrooms to the second floor. Externally the property has a good size, enclosed, rear garden and to the front is a driveway for two vehicles. This property is available for a long term let and in order to appreciate what it has to offer we really must recommend an internal viewing!

**£1,000**

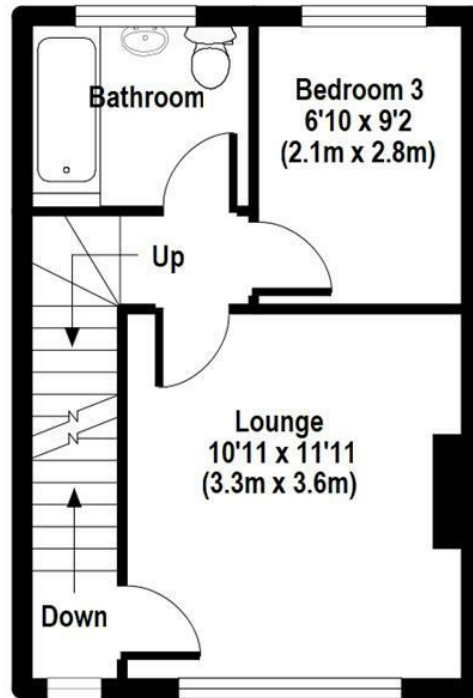
- THREE BEDROOM TOWN HOUSE
- Good Size Rooms
- Redecorated Throughout
- Rear Garden
- Garage & Off Road Parking
- EPC Rating D (67)
- Short Distance to Shops & Schools
- IMMEDIATELY AVAILABLE



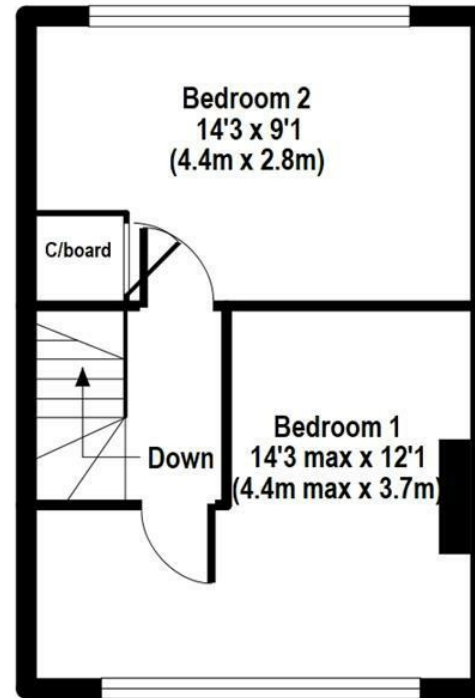




Ground Floor



First Floor



Second Floor

APPROX GROSS INTERNAL FLOOR AREA: 902 sq. ft / 84 sq. m

### Wykeham Close

FOR ILLUSTRATIVE PURPOSES ONLY. NOT TO SCALE

Whilst every attempt has been made to ensure the accuracy of the floor plan shown, all measurements, positioning, fixtures, features, fittings and any other data shown are an approximate interpretation for illustrative purposes only and are not to scale. No responsibility is taken for any error, omission, miss-statement or use of data shown.

The above statement applies to both 'The Floor Plan People' and the Estate Agent marketing this property  
 (c) THE FLOOR PLAN PEOPLE unauthorised reproduction prohibited

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>85</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		
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		<b>67</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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b> 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.