



## Manor Grove, Sittingbourne, Kent

Three bedrooms | Council Tax band C | EPC rating C | Spacious Garden | Built in wardrobes | Long term | Close to local amenities | Brand New Boiler

Asking Price: **£1,300 Per month**

# Manor Grove, Sittingbourne, Kent



## DESCRIPTION:

Available to move in now, is this spacious three bedroom family home situated on the popular Manor Grove area, within a short distance from local amenities.

This property benefits from a porch area, separate dining room, a good sized lounge, built in wardrobes in every bedroom, storage cupboards in the landing and 3 brick build sheds in the garden. The garden is also just over 100 feet long.

Pets may also be accepted at the landlords discretion. Long term rental.

Criteria: No Bankruptcies or CCJs, IVAs in the previous 3 years.

Household Income of £39,000 (lower may be accepted with a qualifying guarantor)

Holding Deposit (@1 week) £300 to secure property and start referencing which will be deducted from the final balance.

Deposit £1,500 (5 weeks)

Total Move in cost £2,800

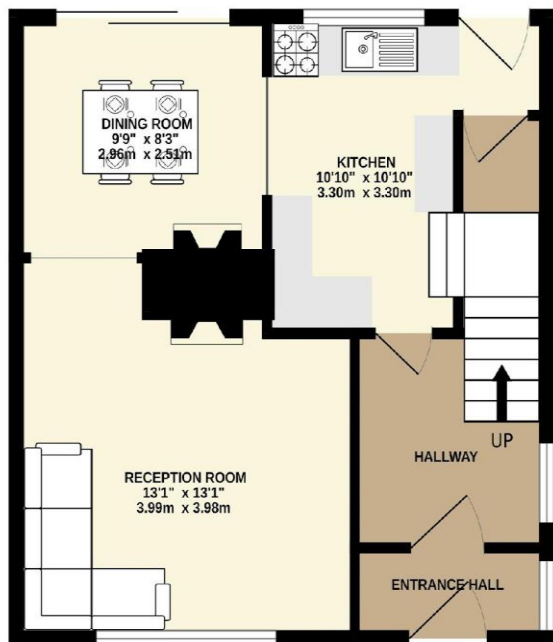
Please contact us to arrange a viewing.

Check out our new virtual tour where you can look around the property as if you were inside, as well as measure any surface!

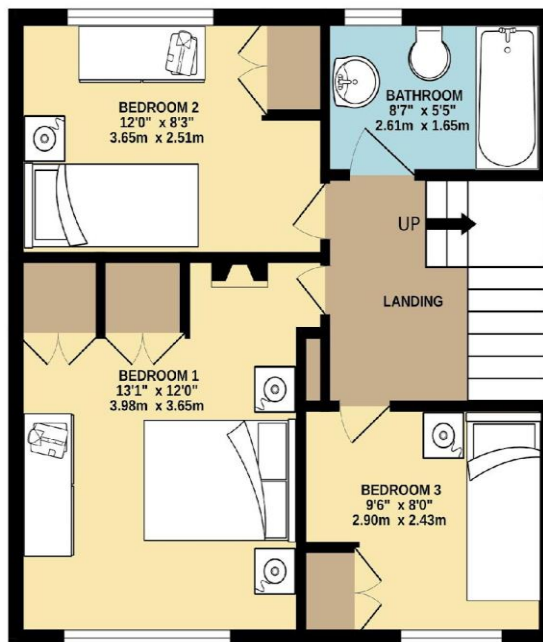




GROUND FLOOR  
425 sq.ft. (39.4 sq.m.) approx.



1ST FLOOR  
436 sq.ft. (40.5 sq.m.) approx.




TOTAL FLOOR AREA : 860 sq.ft. (79.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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 01795 479484

 13a Canterbury Road, Sittingbourne, Kent, ME10 4SG

 hello@reardons.co.uk  
www.reardons.co.uk

## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>	<b>71</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

### DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

 Smarter about property





 Family Run, Forward Thinking