



## Tonge Road, Sittingbourne, Kent

Neutral décor throughout | Close to local amenities | Excellent transport links | Unfurnished | Double Bedroom | Long Term Let | Available Now | Council Tax band B

Asking Price: **£1,250 Per Month**



# Tonge Road, Sittingbourne, Kent



## DESCRIPTION

We are delighted to present this charming three bedroom property situated on Tonge Road, Sittingbourne.

This lovely home boasts a spacious separate lounge at the front, which seamlessly flows into a dining room with a stunning feature fireplace. Both rooms feature elegant hardwood flooring.

The modern kitchen includes a built-in oven and induction hob, as well as space for a washing machine and a tall fridge freezer. On the ground floor, a generously sized bathroom features a relaxing bath and shower with a glass screen.

Upstairs, the three well-proportioned bedrooms each come equipped with integrated wardrobes.

The low-maintenance garden features slabs with a small flower bed, in addition to a decked area, perfect for a table and chairs. This delightful property offers a modern yet characterful haven for comfortable living.

Ready for immediate move-in, this property presents an exceptional opportunity for a long-term let. Do not miss out on this fantastic offering!

Contact us today to arrange a viewing.

Unfortunately, the landlord has informed us that pets are not allowed on this property.

### Criteria:

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

Household Income of £37,500 (lower may be accepted with a qualifying guarantor)

Holding Deposit (@1 week) £288.46 to secure property and start referencing which will be deducted from the final balance.

Deposit £1,442.30 (5 weeks)

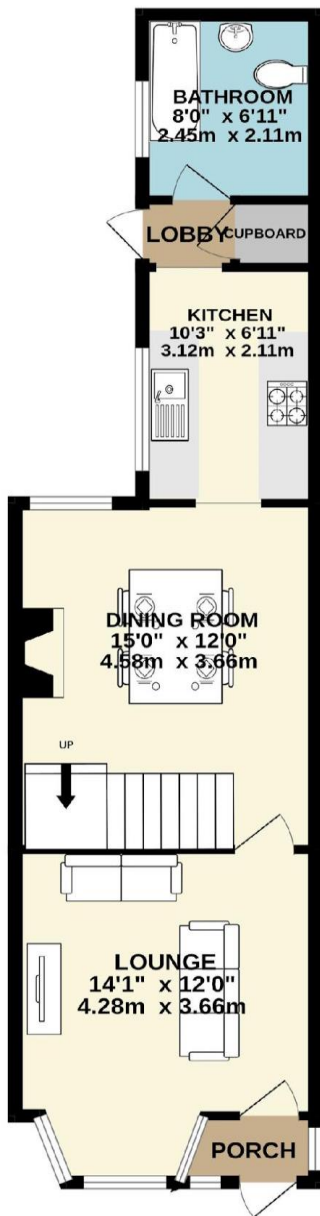
Rent: £1,250 per month

Total Move in cost £2,692.30

Please contact us to arrange a viewing.







# 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>		85
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	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.

01795 479484

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

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

Smarter about property

**Reardons**  
Family Run, Forward Thinking