



## Bassett Road, Sittingbourne, Kent

Two Double Bedrooms | Spacious Garden | Council Tax band B | Brand New Carpets Upstairs | Long Term Let | Close To Local Amenities | Available Now | Unfurnished

Asking Price: **£1,100 Per Month**



# Bassett Road, Sittingbourne, Kent

## DESCRIPTION

Reardons are delighted to offer to the market this beautifully decorated terraced house located in Bassett Road, Sittingbourne.

The ground floor features a lounge area, with plenty of space for your sofa. Following on is the kitchen with ample cupboard space, and a designated space for an electric cooker. The bathroom, located at the rear of the property, offers the convenience of both a bath and a separate shower.

Additionally, this property includes a cellar designated for storage purposes only, ideal for those needing the extra space.

The property features two generously sized double bedrooms, each furnished with newly installed grey carpets.

There is also a spacious 120-foot garden, leaving keen gardeners plenty of space.

The landlord is happy to accept small dogs or cats.

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.

### Criteria:

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

Household Income of £33,000 (lower may be accepted with a qualifying guarantor)

Holding Deposit (@1 week): £253.84 to secure property and start referencing which will be deducted from the final balance.

Deposit (5 weeks): £1,269.23

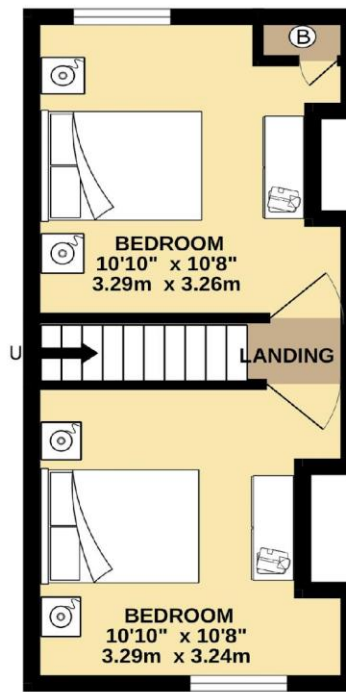
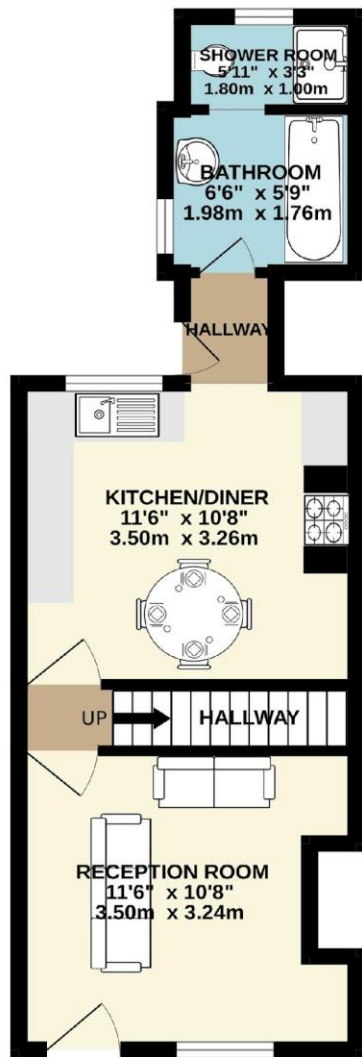
Rent: £1,100 per month

Total Move in cost: £2,369.23

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>			<b>87</b>
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>58</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.



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