



## Mimosa Avenue, Sheerness, Kent

Garage | Driveway | Low Maintenance Garden | Long Term Let | Three Bedrooms | En-Suite | Quiet Location | Close To Local Amenities | Modern Kitchen

Asking Price: £1,500 Per month





# Mimosa Avenue, Sheerness, Kent



## DESCRIPTION:

Reardons are delighted to offer for rent this beautifully presented three-bedroom semi-detached house, located on the popular Thistle Hill Development in Minster.

As you step inside, you'll be welcomed by a modern entrance hall featuring a convenient storage cupboard. This hall leads into a stunning modern kitchen that offers ample space for appliances, an AEG double oven, and a 5-burner gas hob. The kitchen's layout allows for a dining table, enhancing its practicality. The spacious lounge provides ample room for furniture and boasts the added charm of a bay window. Additionally, there is a sizeable wc for your convenience.

On the first floor, you'll find a generous landing leading to three bedrooms, two of which include built-in cupboards, while the master bedroom benefits from an en-suite shower room. The family bathroom is well-equipped with a bath and a shower attachment.

The low-maintenance garden presents a fantastic opportunity for personalisation, complete with an outdoor tap for added convenience. There is a garage, and a driveway located on the side, with access to the garage from the garden, making it ideal for those in need of extra storage space.

This property boasts an excellent location, with several schools and a walk-in hospital within walking distance, along with a variety of local amenities nearby.

Council Tax band D: Full Year: £2,192.58 which equates to £182.71 per month.

### Criteria:

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

Household Income of £45,000 (lower may be accepted with a qualifying guarantor)

Holding Deposit (@1 week): £346.15 to secure property and start referencing which will be deducted from the final balance.

Deposit (5 weeks): £1,730.76

Rent: £1,500 per month

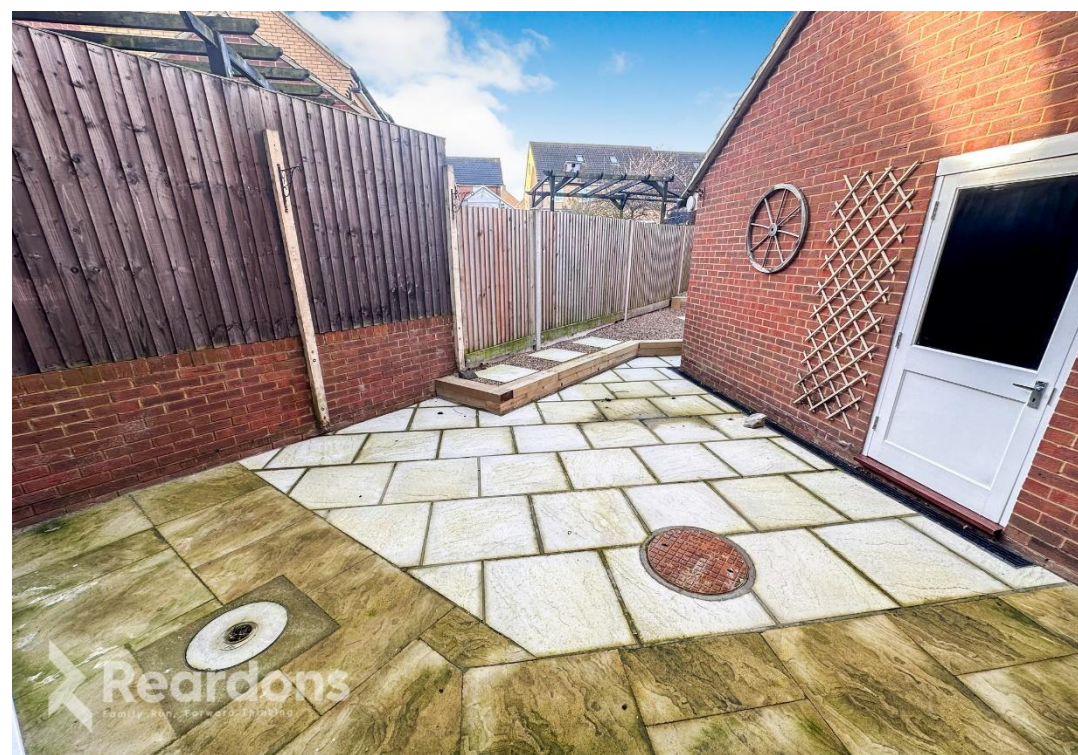
Total Move in cost: £3,230.76

Please contact us to arrange a viewing.

CHECK OUT OUR VIRTUAL TOUR!










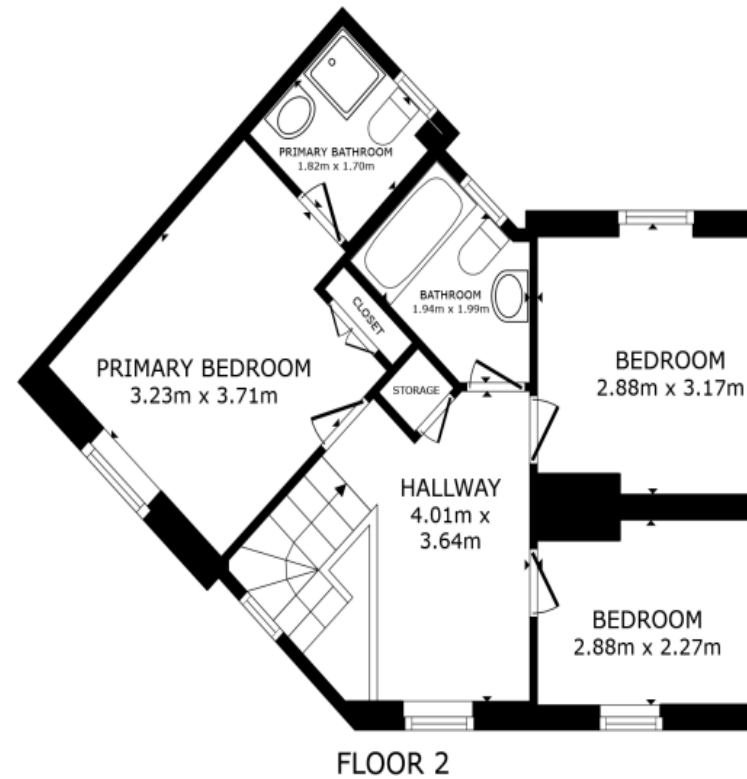
# Energy Performance Certificate

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
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>76</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 


## 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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