



J.C.
LOCK & SAFE
01793 536447

TO LET
01793 187199

Canterbury Road, Sittingbourne

 **Lamborn & Hill**
ESTATE AGENTS

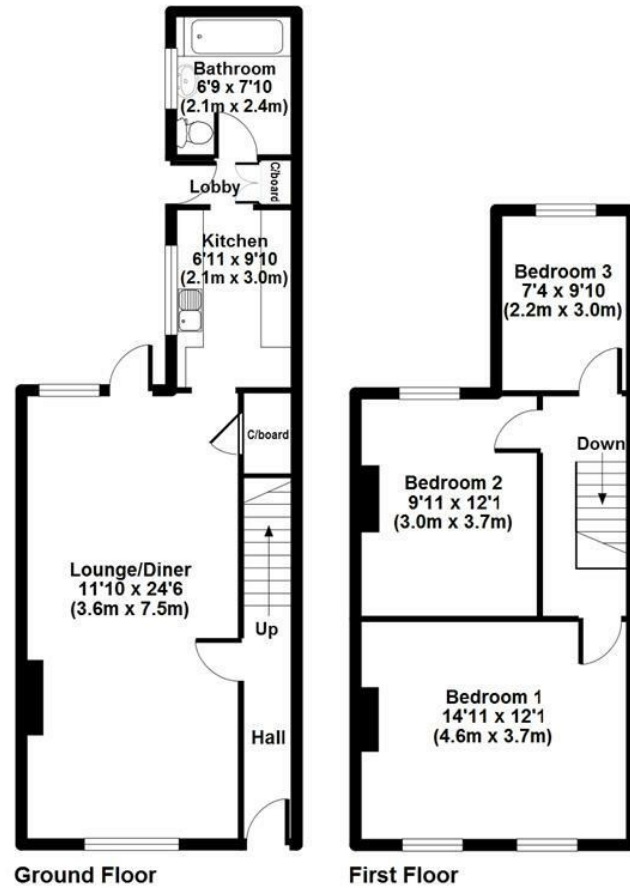
THREE BEDROOM PROPERTY PRESENTED TO AN EXCELLENT STANDARD. The accommodation comprises of Entrance Hall, Through Lounge/Diner, and a modern Bathroom suite. To the first floor there are three good size bedrooms, externally the rear is mainly laid to block paving. The property is available immediately, please call now to arrange your internal viewing.

£950 PCM

- Three Bedroom Property
- Kitchen Appliances Included
- Through Lounge/Diner
- Three Good Sized Bedrooms
- Excellent Condition Throughout
- EPC Rating - E (50)
- Available Immediately







APPROX GROSS INTERNAL FLOOR AREA: 943 sq. ft / 88 sq. m

Canterbury Road

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, mis-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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales 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.