



267 Park Road, Kent, ME10 1ER

£1,225 Per Month

Nestled in the heart of Sittingbourne, this charming two-bedroom house offers a delightful blend of comfort and convenience. The property is situated in a friendly neighbourhood, making it an ideal choice for families, couples, or individuals seeking a peaceful retreat while remaining close to local amenities.

One of the standout features of this property is the enclosed garden, which provides a private outdoor sanctuary. This space is perfect for enjoying sunny afternoons, hosting barbecues, or simply unwinding in a serene environment. The garden is a wonderful addition for those who appreciate outdoor living.

The location of this house is particularly advantageous, with easy access to local shops, schools, and transport links, ensuring that everything you need is within reach. Whether you are commuting to work or exploring the charming town of Sittingbourne, you will find that this property offers both comfort and convenience.

We regret that smoking is not permitted. Applicants will require a minimum household income of £31,800 per annum for rent affordability checks.

Living Room

Fitted carpet, log burner with bay window on Park Road. Ports for internet and TV aerial. Fitted cabinets on either side of the chimney breast.

Kitchen



Ceramic tiled flooring, range of matching fitted wall and base units with cream shaker style doors and drawers, wood block effect work surfaces and tiled splash backs in neutral tones. Stainless steel inset sink and single drainer with mixer tap, electric double oven with four ring electric hob above and concealed extractor fan, space and plumbing for washing machine, additional recess for fridge and freezer. Ceiling mounted LED downlights, wall mounted double panel radiator, power points, and archway leading through to dining area.

Bathroom



Bathroom suite comprising bath with fully tiled walls, chrome shower above and glass shower screen, w.c., pedestal wash hand basin, mirror and shaving light/socket above, radiator, towel rail, extractor fan.

Bedroom 1

Fitted carpet, uPVC double glazed window to front elevation with radiator beneath, range of fitted wardrobes and storage cupboards with matching dressing table area and circular mirror, power points, pendant light fitting.

Bedroom 2

Fitted carpet, original window with uPVC double glazing and radiator beneath, range of fitted wardrobes and storage cupboards with matching drawers and

dressing area incorporating circular mirror. Power points, pendant light fitting, door leading to en suite cloakroom.

Bathroom

tiled walls and floor, w/c, countertop sink with mirror

Outside

rear garden, paved enclosed with small shed to the rear

General Information

Rent: £1,225 per calendar month

Deposit: £1,153.00

Council Tax band: B

Viewings strictly by prior appointment with the agent

Assured Periodic Tenancy

Minimum household income of £36,750 per annum

Verified Material Information

Tenure: Freehold

Property type: House

Property construction: Standard construction

Energy Performance rating: D

Electricity supply: Mains electricity

Solar Panels: No

Other electricity sources: No

Water supply: Mains water supply

Sewerage: Mains

Heating: Mains gas-powered central heating is installed.

Heating features: None

Broadband: FTTP (Fibre to the Premises)

Mobile coverage: O2 - Good, Vodafone - Good, Three - Good, EE - Good

Parking: None

Building safety issues: No

Restrictions - Listed Building: No

Restrictions - Conservation Area: No

Restrictions - Tree Preservation Orders: None

Public right of way: No

Long-term area flood risk: No

Historical flooding: No

Flood defences: No

Coastal erosion risk: No

Planning permission issues: No

Accessibility and adaptations: None

Coal mining area: No

Non-coal mining area: No

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The information contained is intended to help you decide whether the property is suitable for you. You should verify any answers which are important to you with your property lawyer or surveyor or ask for quotes from the appropriate trade experts: builder, plumber, electrician, damp, and timber expert.

Floor Plan



GROSS INTERNAL AREA
 FLOOR 1 45.0 m² (484 sq.ft.) FLOOR 2 23.1 m² (249 sq.ft.)
 TOTAL : 68.1 m² (733 sq.ft.)
 SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			86
(69-80) C			
(55-68) D		65	
(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	

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