



79a Holborough Road, Snodland, Kent. ME6 5PA

3 Bedroom Terrace

Garage and off road parking

Village location

Close to all local amenities

No onward chain!

We are pleased to offer this 3 bedroom terrace house located on the desirable Holborough road, Snodland, The house sits back from the street with a nice size front garden,, private parking and garage, ,internally the property boasts Entrance porch a good size lounge, kitchen Diner and rear porch/Utility area, upstairs you'll find fully fitted



£1,400 pcm

PROPERTY DESCRIPTION

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ROOM DESCRIPTIONS

Porch

Double glazed window to front, laminate flooring, door opening to

Double glazed door opening to

Lounge

4.7m x 4.5m (15' 5" x 14' 9") Double glazed window to front, laminate wood flooring, TV & internet points, stairs to first floor, radiator

Kitchen Diner

4.65m x 4.48m (15' 3" x 14' 8") L-shaped Double glazed window to rear, a matching range of wall and base units, one bowl sink with mixer taps, oven, hob and extract fan over, space for fridge freezer, laminate wood flooring, radiator, double glazed door opening to

Rear porch/Utility room

Double glazed door to rear, space and plumbing for washing machine,, tiled floor

FIRST FLOOR

Landing, newly fitted laminate wood flooring

Bathroom

Double glazed window to rear, Paneled bath with mixer taps and shower attachment, wash hand basin concealed with vanity unit, low level WC, vinyl flooring

Bedroom 1

2.7m x 3.3m (8' 10" x 10' 10") Double glazed window to front, built in double wardrobes, newly laid laminate wood flooring, radiator

Bedroom 2

2.7m x 3m (8' 10" x 9' 10") Double glazed window to rear, newly fitted laminate wood flooring, radiator

Bedroom 3

1.8m x 2.7m (5' 11" x 8' 10") 1.6m x 2.7m (5' 3" x 8' 10") Double glazed window to front, newly fitted laminate wood flooring, radiator

Rear Garden

Patio area , pathway, laid to lawn, fence surround, access to rear, double gates for vehicular access/parking, door to garage

Garage

Metal up and over door, double glazed window to rear, door to side



MATERIAL INFORMATION

Council Tax: Band C

N/A

Parking Types: Driveway.

Heating Sources: Gas Central.

Electricity Supply: Mains Supply.

Water Supply: Mains Supply.

Sewerage: Mains Supply.

Broadband Connection Types: Cable.

Accessibility Types: Level access.

EPC Rating: C (72)

Has the property been flooded in last 5 years? No

Flooding Sources:

Any flood defences at the property? No

Any risk of coastal erosion? No

Is the property listed? No

Are there any restrictions associated with the property?

No

Any easements, servitudes, or wayleaves? No

The existence of any public or private right of way? No

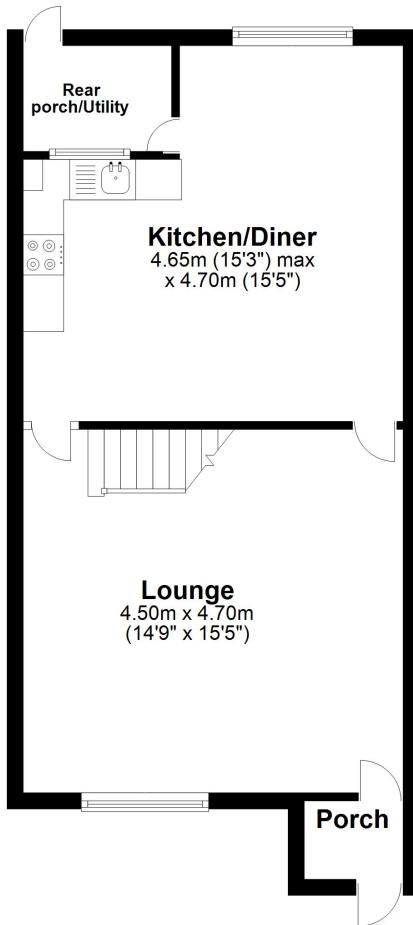


FLOORPLAN & EPC



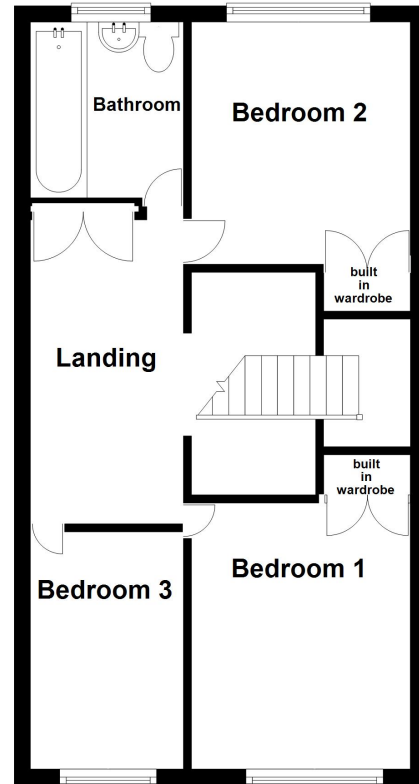
Ground Floor

Approx. 43.2 sq. metres (464.8 sq. feet)



First Floor

Approx. 26.1 sq. metres (280.5 sq. feet)



Total area: approx. 69.2 sq. metres (745.3 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		87
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

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