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Poulders Gardens, Sandwich, Kent, CT13 0AJ

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Poulders Gardens

Sandwich, Kent, CT13 0AJ

Guide Price £300,000

Freehold

Located within a peaceful cul-de-sac lies this superb family home. Having been meticulously refurbished in 2016 and offered today without any chain restrictions, this impressive property is ready to move into immediately.

The ground floor begins with an external porch leading to the entrance hall. As well as a family living room, the property offers a modern fitted kitchen, downstairs WC, and separate dining room with access to a sunny conservatory to the rear.

To the first floor, you will find a newly fitted three-piece bathroom, two bedrooms to the front of the house, and a further bedroom to the rear with outstanding views over open farmland.

Externally, the property boasts a private driveway, lawned front garden, and sunny aspect rear garden with gated access to the adjoining fields.

Nestled moments away from the historic town of Sandwich, Poulders Gardens offers easy reach to a plethora of nearby conveniences. Within close proximity, you will discover a diverse array of facilities including schools, shops, restaurants, cozy pubs, and captivating tourist spots. Additionally, Sandwich boasts superb transportation connectivity, benefiting from frequent bus connections. To neighbouring villages and towns alongside a central railway station providing swift access to bustling London via High-speed services.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Porch
Entrance Hall
Reception Room
Dining Room
Kitchen
WC
Conservatory

First Floor

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom

External

Front Garden
Driveway
Rear Garden

Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band C (District Council)

Energy rating: Current 69 | C. Potential 84 | B.

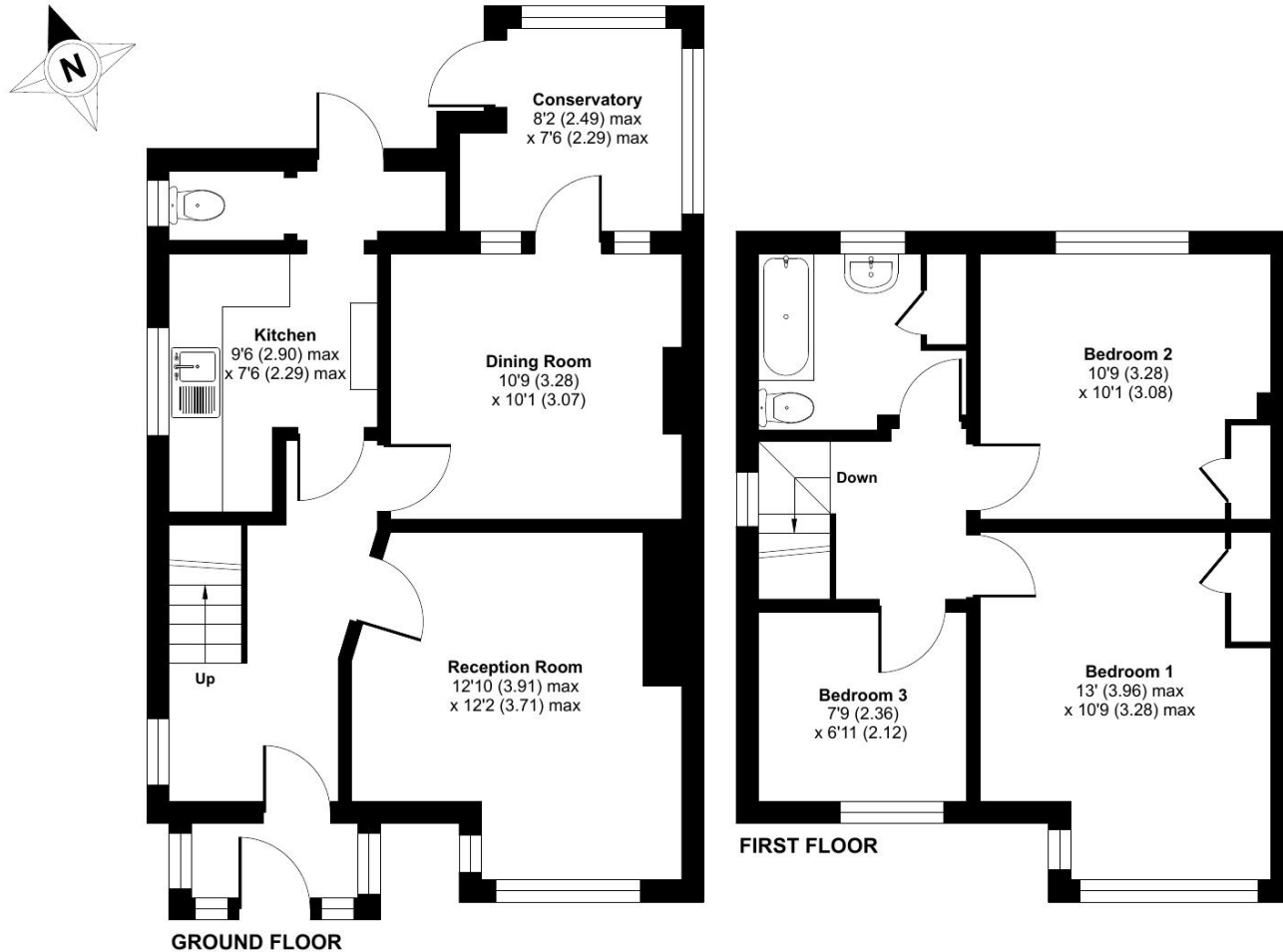
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Approximate Area = 921 sq ft / 85.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Finns. REF: 1109144

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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