



Woodnesborough Road, Sandwich, Kent, CT13 0AZ

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Woodnesborough Road

Sandwich, Kent, CT13 0AZ

Guide Price £325,000

Freehold

Nestled in the heart of Sandwich, this impeccably designed property offers a blend of sophisticated modern allure, all within a stones throw from the charming historic town centre. Offered for sale with no onward chain, this enchanting residence is an opportunity not to be overlooked.

Starting from the ground level, you will encounter an entrance hallway opening up to a luminous and expansive open-plan living and dining area, seamlessly transitioning into a contemporary fitted kitchen, along with a modern three piece bathroom.

On the first floor, this property showcases three generously sized bedrooms, each adorned with exquisite and tasteful decor. The primary bedroom offers fitted storage with the other two bedrooms boast pleasant views overlooking the rear garden.

Externally the property has features a paved driveway for two vehicles, side access, a large sunny aspect rear garden, patio seating area and a timber built shed.

Located just moments away from the historic town of Sandwich, Woodnesborough Road provides convenient access to a wealth of local amenities. The medieval town offers a diverse range of services including medical facilities, shops restaurants, pubs, and tourist attractions. Moreover, Sandwich Boasts excellent transportation options with regular bus routes connecting to surrounding villages and towns, and a main railway station featuring high-speed links to central London.



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

Ground Floor

Entrance Hallway
Living/Dining Room
Kitchen
Bathroom

External

Driveway
Rear Garden
Garden Shed

First Floor

Bedroom 1
Bedroom 2
Bedroom 3

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

Council Tax: Band B (District Council)

Energy rating: Current 74 | C. Potential 87 | B.

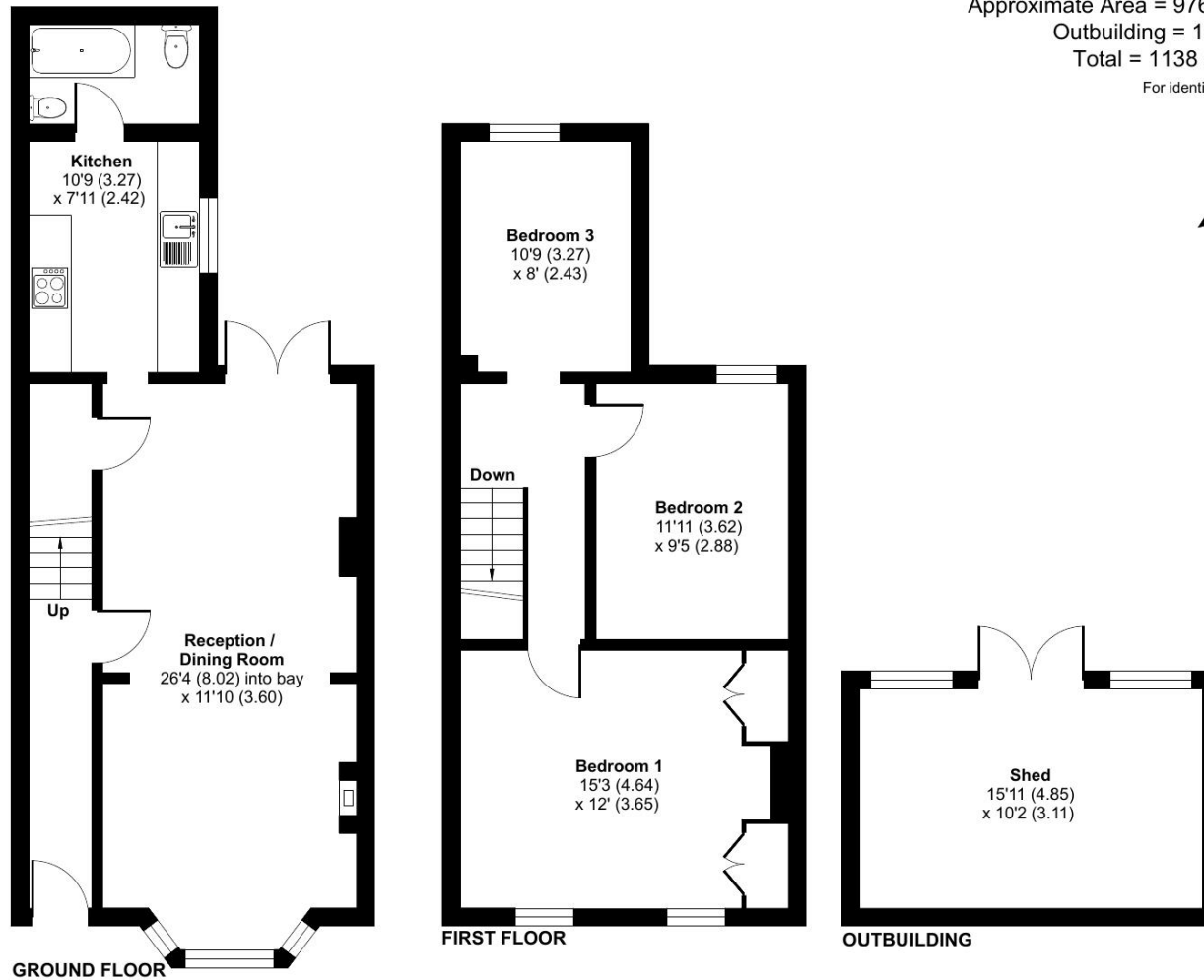
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Approximate Area = 976 sq ft / 90.6 sq m
 Outbuilding = 162 sq ft / 15 sq m
 Total = 1138 sq ft / 105.6 sq m

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: 1116853

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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