

76 St Georges Road  
Sandwich  
Kent  
CT13 9LG

£1,600 PCM

Finn's  
2 Market Street  
Sandwich  
Kent CT13 9DA  
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• Close to Sandwich town • Three Bedrooms • Conservatory • Gas Central Heating • Enclosed Garden • Off Road Parking • EPC C • Council Tax Band C • Sorry no pets considered • Available Now

Deposit: £1,845

EPC rating

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Located in this sought after area of the town and close to schools, train station and local amenities, a well presented semi detached family home available unfurnished. Accommodation comprises entrance hall, kitchen, cloakroom and conservatory to the ground floor with three bedrooms and bathroom on the first floor. The property has gas central heating, double glazing, garden and summerhouse with light and power. There is a communal parking area to the rear.

**Rent** - £1,600 PCM

**Tenancy Deposit** - £1,845. This is refunded without interest at the end of the tenancy provided there is no loss or damage.

**Lease** - An Assured Shorthold Tenancy of six or twelve months' duration.

**Local Authority** - Dover District Council  
**Council Tax** Band C

Viewing: By appointment through Finn's, Sandwich - tel: 01304 614471

**Entrance Hall**  
Double glazed door with further inner door. Radiator. Stairs to first floor

**Cloakroom**  
White low level wc and small wash hand basin

**Kitchen**  
10'3 x 10'1  
Double glazed window to front. Range of wall, drawer and base units in wood effect. Complementary work surface and upstand. One and a half bowl stainless steel sink and drainer. Built in double oven, electric hob with extractor over. Space for appliances. Tiled floor. Radiator. Cupboard housing gas fired boiler

**Living Room**  
16'4 x 16'3  
Sliding door and window to conservatory. Radiator. Coal effect fire

**Conservatory**  
Shaped conservatory with polycarbonate roof. Tiled floor. Doors to garden

**First Floor**

**Bedroom One**  
13'2 x 7'3  
Double glazed window to rear. Carpet. Radiator

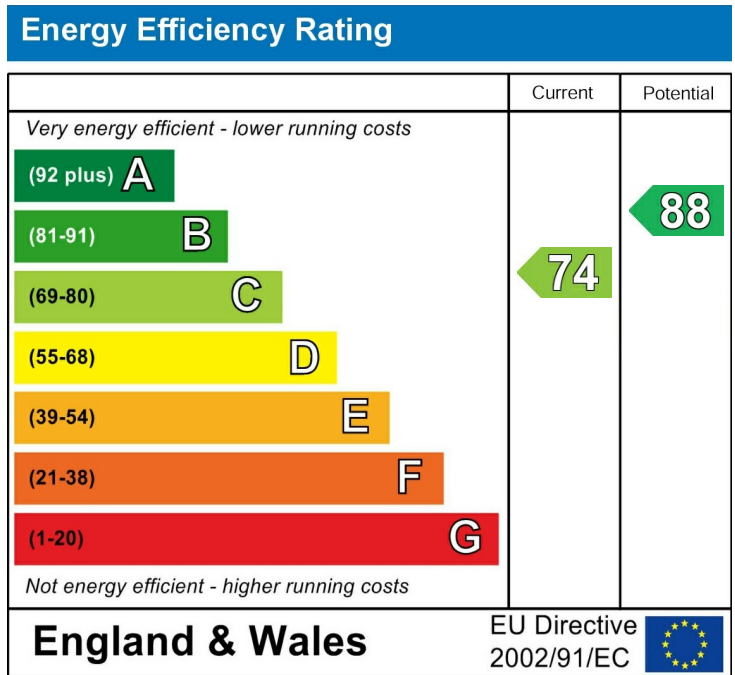
**Bedroom Two**  
11'2 to cupboard x 8'9  
Double glazed window to rear. Carpet. Radiator. Built in wardrobe cupboard

**Bedroom Three**  
8'1 x 7'11  
Double glazed window to rear. Carpet. Radiator.

**Bathroom**  
Fully tiled walls and floor. Feature built in mirror to one wall. White suite comprising wash hand basin in vanity unit, low level toilet and bath. Separate shower cubicle. Chrome ladder style radiator.

**Exterior**  
Lawn area to the front with path leading to front door.

Fenced garden to the rear, mainly laid to lawn. Rear access to parking area (not allocated). Timber summerhouse with light and power with decking area around.



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Date: These particulars were prepared on:

