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Upper Strand Street, Sandwich, Kent, CT13 9EL

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Guide Price £400,000

Freehold

Located in the heart of medieval Sandwich, lies this superb detached home. Offering an abundance of light and space throughout, this chain free residence is certainly not one to overlook.

Upon entrance to the property, you find yourselves immediately in the large and spacious reception room, which boasts enough space for a living and dining area. The property then flows through to a well appointed kitchen with integrated appliances. Towards the rear, you will find a convenient utility room as well as a downstairs WC.

The first floor of this home is comprised of two excellent sized bedrooms. The principal bedrooms feature a built in storage and a large dressing room, equipped with plenty of wardrobe space. You will find the second bedroom towards the front of the property which has pleasant views over the garden. Finally, this level is completed by a thoughtfully, three piece bathroom, complemented by additional storage cupboards.

Positioned in the heart of the historic Cinque Ports town of Sandwich, Upper Strand Street is conveniently close to local primary and secondary schools, all within walking distance. The idyllic town has fantastic amenities including medical facilities, shops, cafes, restaurants and much more. Residents of the town enjoy excellent transport links with regular bus routes, to neighbouring towns and villages and high speed train routes from Sandwich railway station to central London.



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

Ground Floor

Reception Room
Kitchen
Utility Room
Downstairs WC

First Floor

Bedroom 1
Dressing Room
Bedroom 2
Bathroom

External

Garden

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

Council Tax: Band D (District Council)

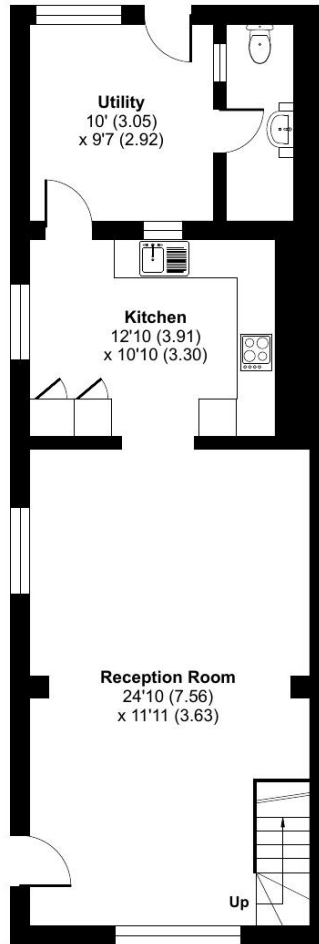
Energy rating: Current 59 | D. Potential 86 | B.

Viewing by appointment only: Finn's Sandwich
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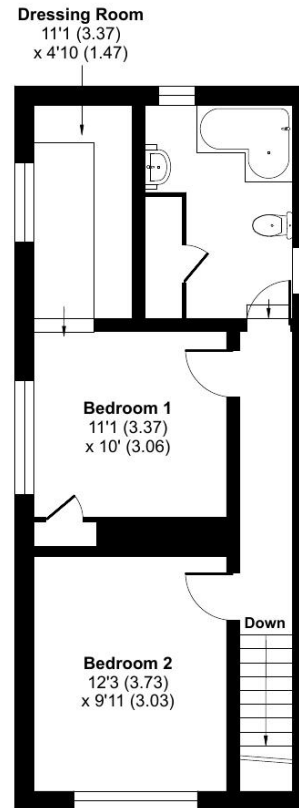
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Approximate Area = 1167 sq ft / 108.4 sq m



GROUND FLOOR



FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Finns. REF: 1140027

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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