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Vicarage Lane, Sandwich, Kent, CT13 9HJ

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Vicarage Lane,
Sandwich, Kent, CT13 9HJ

Guide Price £280,000

Freehold

Nestled in the heart of medieval Sandwich, lies this quaint cottage. Situated in the conservation area, this chain free property is certainly not one to overlook.

Upon entrance to the residence, there is an entrance hallway, and an adjacent reception room which boasts an abundance of natural light. Towards the rear of the property, you will find a good sized kitchen, as well as a shower room.

Ascending to the first floor of the property, you will find two well proportioned bedrooms. The front and principal bedroom lies towards the front of the property and boasts built in storage whilst the second bedroom benefits from pleasant views over the rear garden and surrounding scenery.

Situated in the centre of Sandwich, Vicarage Lane offers an ideal location with easy access to the town's excellent amenities. It is also within walking distance of well-regarded primary and secondary schools. For those needing convenient transport options, Sandwich features local bus routes connecting the nearby villages and towns and a central train station providing links to London in just over 90 minutes.



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

Ground Floor

Reception Room
Kitchen
Shower Room

First Floor

Bedroom 1
Bedroom 2

External

Courtyard Garden

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

Council Tax: Band B (District Council)

Energy rating: Current 62 | D. Potential 90 | B.

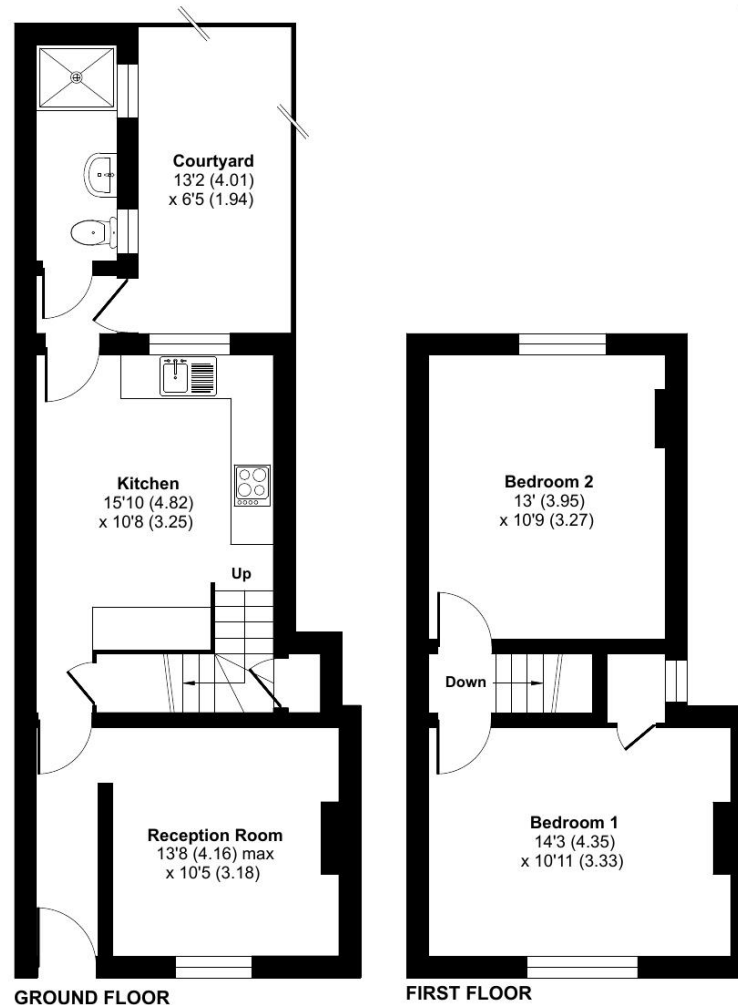
Viewing by appointment only: Finn's Sandwich
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Approximate Area = 714 sq ft / 66.3 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Finns. REF: 1147431

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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