

20 St. Georges Road

Sandwich
CT13 9JR

£1,600 Per Calendar Month

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471
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• Semi-Detached House • Three Bedrooms • Two Reception Rooms • Bathroom and Separate WC • Gas Central Heating • Double Glazing • Off Road Parking • Sought After Area near to Schools, Train Station and Amenities • EPC Rating C • Deposit £1840.00

Deposit: £1,840

EPC rating

www.finns.co.uk 01304 614471



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 furnished or unfurnished. Accommodation comprises entrance hall, kitchen and two reception rooms on the ground floor with three bedrooms, bathroom and separate toilet on the first floor. The property has gas central heating, double glazing, garden and off road parking.

Rent - £1,600 Per Calendar Month

Tenancy Deposit - £1,840. 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 D

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

ENTRANCE

Timber door. Grey oak wood effect flooring. Radiator. Understairs cupboard and further larger store cupboard

KITCHEN

11'7 x 9'5

Double glazed bay window to front. Double glazed window and door to side. Range of wall, drawer and base unit in pale grey with complementary work surface and splash back tiling. Charcoal tile effect flooring. Electric hob with oven below and extractor over. One and a half bowl sink and drainer. Space for appliances. Gas fired boiler.

RECEPTION ONE

13'2 x 10'9 at max

Double glazed window to rear. Radiator. Electric coal effect fire. Grey carpet.

RECEPTION TWO

13'7 at max x 11'2 a max

Double glazed bay window to rear. Painted wood panelling to walls. Radiator. Ornamental fireplace. Grey carpet. Built in cupboard and shelving.

FIRST FLOOR AND LANDING

Switch back stairs with grey carpet. Double glazed window to front. Built in cupboard.

BEDROOM ONE

11' x 9'1 at max

Double glazed window to rear. Radiator. Grey carpet

BEDROOM TWO

10'9 at max x 9'7

Double glazed window. Radiator. Grey carpet.

BEDROOM THREE

11'8 at max x 9'6

Double glazed dual aspect windows. Radiator. Grey carpet.

BATHROOM

Double glazed window. White suite comprising panel bath with shower over and wash hand basin in vanity unit. Fully tiled walls and floor. Chrome ladder style radiator.

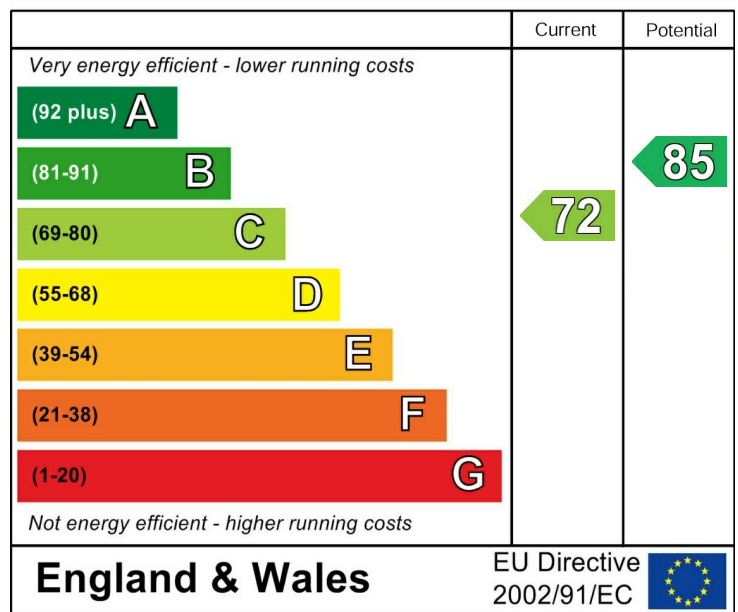
SEPARATE TOILET

Double glazed window. Half tiled walls and floor. White low level toilet

EXTERIOR

Gate at front with path leading to front door. Lawn areas. Side access gate. Fence enclosed gravelled garden to the rear with wooden decking patio area. Gate leading to parking space for one car.

Energy Efficiency Rating



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Date: These particulars were prepared on:

