

Moat Sole, Sandwich, Kent, CT13 9AU

finns.co.uk

Moat Sole

Sandwich, Kent, CT13 9AU

Guide Price £350,000

Freehold

Situated in the heart of Sandwich lies this superb period cottage. Formerly two separate cottages, this home is within a stone's throw to all of Sandwich's excellent and convenient amenities.

Upon entrance to the property, you will find yourself in the open plan kitchen/dining room. This room is flooded with natural light as well as fitted storage. Towards the rear of the property there is a conservatory which provides pleasant views over the rear garden. Adjacent to the kitchen/dining room, you will find a cozy living room, which provides access to the third bedroom which has versatility of being a study or additional reception room.

Ascending to the first floor the property boasts two well-proportioned bedrooms, the principal bedroom has the bonus of an en-suite bathroom and fitted storage. To complete this level there is a third and final bathroom which again benefits more storage.

Externally you will find a private and sunny aspect garden.

Situated in the centre of Sandwich, Moat Sole 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

Kitchen/Dining Room
Reception Room
Conservatory
Bedroom 3
WC

First Floor

Bedroom 1
En-Suite
Bedroom 2
Bathroom

External

Rear Garden

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

Council Tax: Band C (District Council)

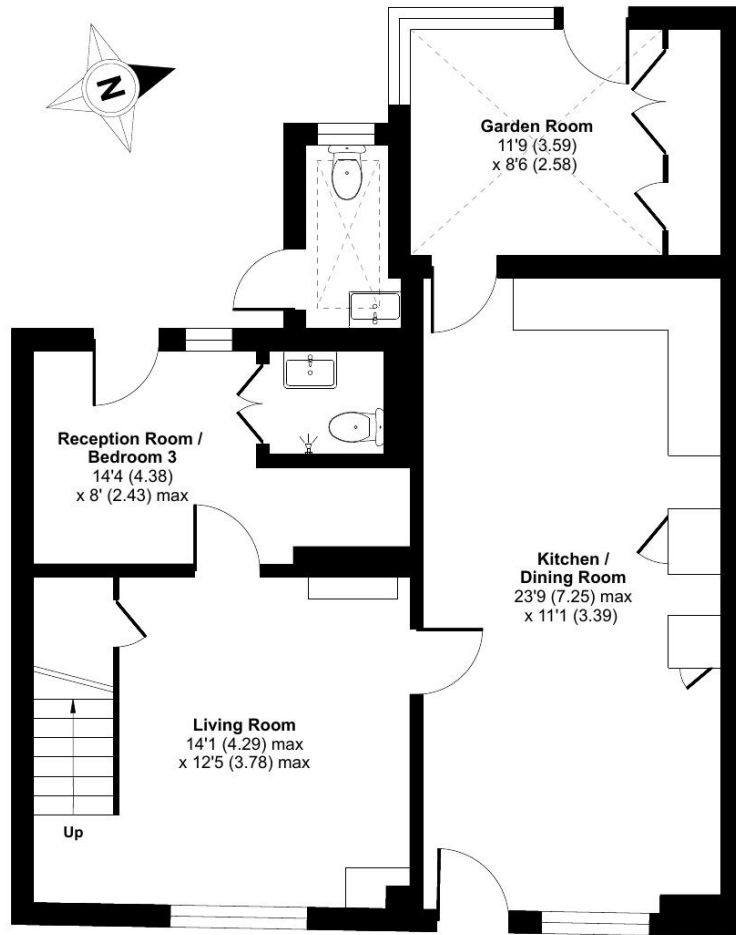
Energy rating: Current 57 | D. Potential 88 | B.

Viewing by appointment only: Finn's Sandwich
Tel: 01304 612 147 | Email: sandwich@finns.co.uk

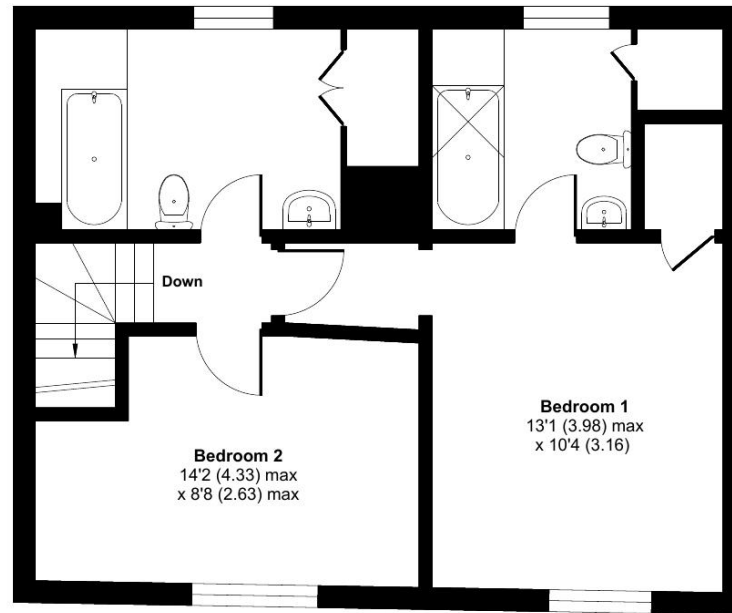
finns.co.uk



Approximate Area = 1208 sq ft / 112.2 sq m
 Outbuilding = 22 sq ft / 2 sq m
 Total = 1230 sq ft / 114.2 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). © nrichcom 2024. Produced for Finns. REF: 1173184

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.

FINN'S CANTERBURY
 82 Castle Street
 Canterbury
 Kent CT1 2QD
 Sales: 01227 454111
 Lettings: 01227 452111

FINN'S SANDWICH
 2 Market Street
 Sandwich
 Kent CT13 9DA
 Sales: 01304 612147
 Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE
 The Packhouse
 Wantsum Way
 St Nicholas at Wade
 Kent CT7 0NE
 Tel: 01843 848230

