

1 The Links Marshborough Road
Marshborough
Sandwich
CT13 0PL

£1,600 PCM

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
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Lettings: 01304 614471
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- Newly refurbished three bedroom cottage • Semi detached • Rural location • Pleasant views across countryside • Gas fired central heating • Available Now • EPC C • Deposit £1845 • One pet considered • Dover District Council Tax Band D

Deposit: £1,845

EPC rating

www.finns.co.uk 01304 614471



Newly refurbished semi detached former farm workers cottage situated in a rural location on the outskirts of the village of Marshborough which is between Woodnesborough and Ash. The ancient Cinque port town of Sandwich is just a short distance. This three bedroom family home has two reception rooms, one with two large walk in cupboards, and an additional room leading from bedroom two. Benefits include gas fired central heating, good sized gardens, off-road parking and pleasant views across the adjoining countryside.

Entrance Hall
Double glazed door to porch with further timber door. Stairs to first floor.

Reception One
13'4 at max x 10'3
Double glazed window. Ornamental fireplace opening. Built in cupboards to recesses. Radiator. Carpet. Open through to:

Reception Two
18'2 at max x 11'2
Double glazed window. Radiator. Carpet. Ornamental brick fireplace with built in cupboard to recess. Door to cupboard (6'9 x 3'6). Door to further cupboard (3'8 x 3'6). Door to kitchen.

Kitchen
11'10 x 6'11
Double glazed window. Range of wall, drawer and base units in cream colour Built in electric oven with hob and extractor. Stainless steel sink and drainer. Space for washing machine. Wood effect vinyl flooring. Door to porch with further door to exterior. Door to:

Bathroom
Initial area has gas fired boiler and shelving and open through to main bathroom area. Shaped bath with shower over, pedestal wash hand basin and low level toilet. Radiator. Vinyl flooring.

First Floor

Bedroom One (to right)
11'3 x 10'6
Double glazed window. Radiator. Carpet

Bedroom Two
14' x 11'2 at max
Double glazed window. Radiator. Carpet. Open doorway to:

Dressing Room/Study
12'8 x 10'2
Double glazed window. Radiator. Carpet. Built in cupboard

Bedroom Three
13'4 x 7'5
Double glazed window. Radiator. Carpet. Walk -in cupboard

Exterior
Long driveway leading to concrete area. Hedge enclosed gardens to front, side and rear. Several sheds and outbuildings.

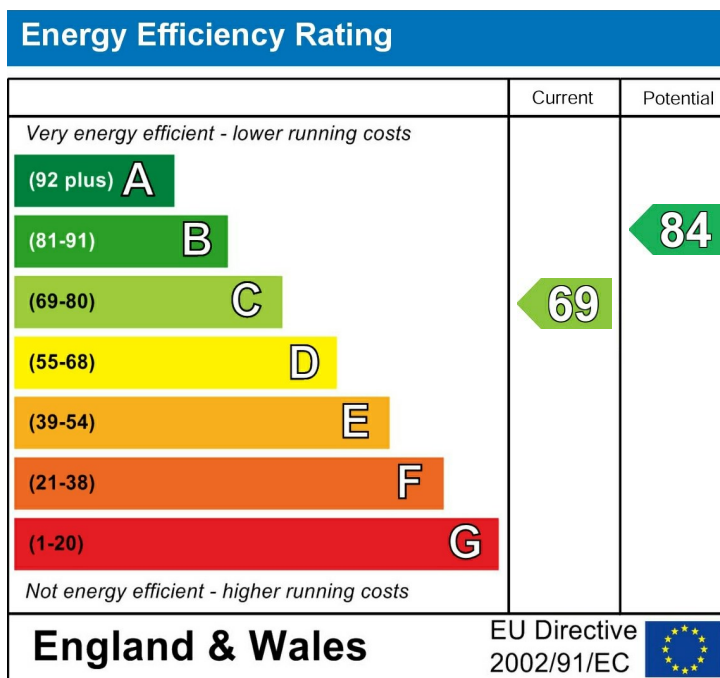
Rent - £1,600 PCM

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 D

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



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

Date: These particulars were prepared on:

