

37a Sandwich Road
Canterbury
CT3 2AF

£1,250 PCM

Finn's
2 Market Street
Sandwich
CT13 9DA
t: 01304 614471
e: sandwich@finns.co.uk
www.finns.co.uk



This modern unfurnished three bedroom mid terrace house, arranged over three floors is well presented and offers comfortable family accommodation. Situated on the outskirts of the popular village of Ash which is close to the historic town of Sandwich and convenient for Canterbury and the Thanet towns which are a short distance away. On the ground floor there is a spacious lounge/dining room with patio doors leading to the rear, kitchen/dining room with a gas hob and double electric oven, integrated fridge/freezer and cloakroom. On the first floor there are two double bedrooms and a bathroom with shower over the bath. On the second floor there is a further double bedroom. There is a compact rear patio garden with steps leading up to the two allocated car parking spaces. We regret no pets or smokers.

- Three double bedrooms
- Arranged over three floors
- Fully paved patio garden
- Two allocated parking spaces
- Available now
- Deposit £1440
- No pets and no smokers
- Holding deposit £280.00
- EPC C
- Council Tax Band C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		84
(69-80) C	72	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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

Council Tax: C

Date: These particulars were prepared on: 19th November 2024

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 representatives 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 give any representation or warranty in relation to this property.

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

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

FINN'S ST NICHOLAS AT WADE
The Packhouse
Wantsum Way
St Nicholas at Wade
Kent CT7 0NE
01843 848320

