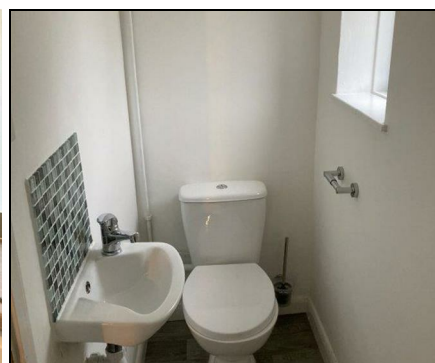


2 New Cottages
Potten Street
St Nicholas At Wade
CT7 0QR

£1,250 PCM

Finn's
2 Market Street
Sandwich
Kent CT13 9DA
Sales: 01304 612147
Lettings: 01304 614471
e: sandwich@finns.co.uk
www.finns.co.uk



• Semi Detached House • Three Bedrooms • Utility Room • Downstairs Cloakroom • Family Bathroom • Oil Fired Central Heating • Double Glazing • Regret no pets or smokers • EPC E • Deposit £1,440.00

Deposit: £1,440

EPC rating E

www.finns.co.uk 01304 614471



A three-bedroom semi-detached house on the outskirts of the village with views over surrounding farmland.

Available unfurnished and having recently undergone redecoration with refurbished kitchen/dining room and bathroom. Good sized garden and offroad parking. Oil central heating. No pets or smokers.

Ground floor; Lounge, kitchen/dining room, utility area, cloakroom.

First floor; Two double bedrooms, small third bedroom, bathroom.

RECEPTION ROOM 1

11'9" x 11'9"

KITCHEN

13'6" X 8'0

UTILITY AREA

CLOAKROOM

STAIRS TO FIRST FLOOR AND LANDING

BEDROOM ONE Front

7'7" descending to 6'02" x 9'9"

BEDROOM TWO

8'9" x 10'9"

BEDROOM THREE

8'9" x 5'6" x 14'7"

Rent - £1,250 PCM

Tenancy Deposit - £1,440. 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 - Thanet District Council
Council Tax Band C

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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

Date: These particulars were prepared on:

