



Connells

St. Barts Road  
Sandwich



St. Barts Road  
Sandwich CT13 0AW

for sale offers in excess of  
**£340,000**



## Property Description

Connells are delighted to bring to market this spacious 3 bed semi detached property located in the popular area of St Barts Road, Sandwich.

Situated in a desirable neighbourhood, this property is located close to many local amenities, including train station and schools. The property boasts three good size bedrooms, a large living room and kitchen/diner and a conveniently sized garden. To the front of the property is a driveway that will comfortably fit 3+ cars as well as a garage. This is a perfect choice if you are wanting a family home or if you are wanting to settle in a welcoming community.

Call Connells now to arrange your viewing!

## Entrance Hall

8' 7" x 8' 2" ( 2.62m x 2.49m )

## Lounge

13' 8" x 11' 7" ( 4.17m x 3.53m )

## Kitchen

19' 7" x 10' ( 5.97m x 3.05m )

## Bedroom One

11' 1" x 12' 1" ( 3.38m x 3.68m )

## Bedroom Two

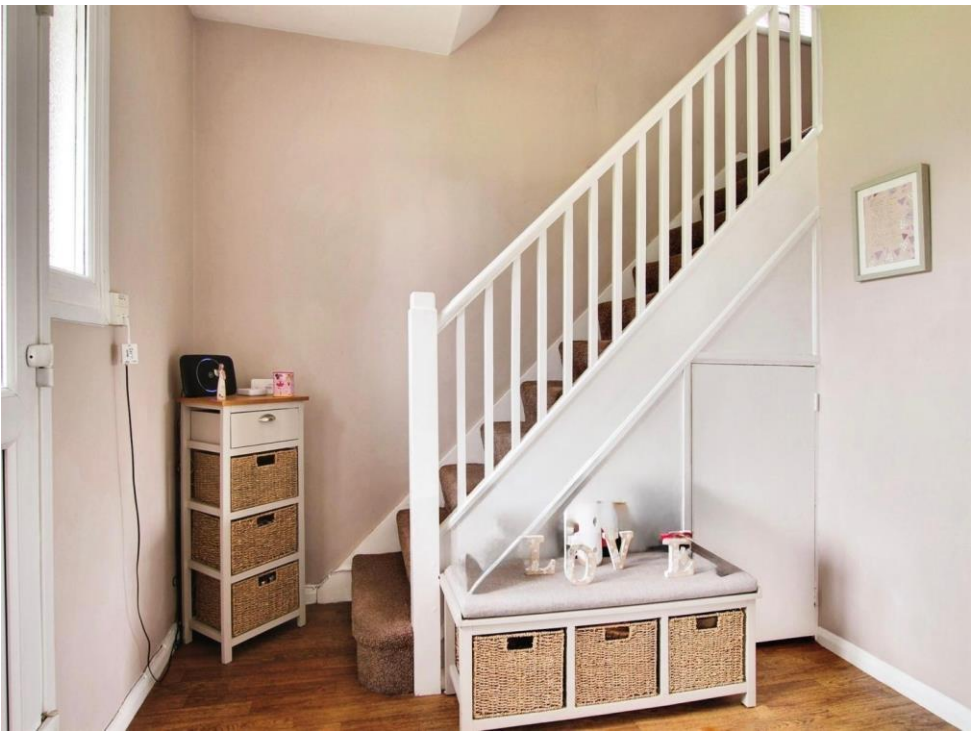
11' 1" x 10' 2" ( 3.38m x 3.10m )

## Bedroom Three

11' 9" x 9' 4" ( 3.58m x 2.84m )

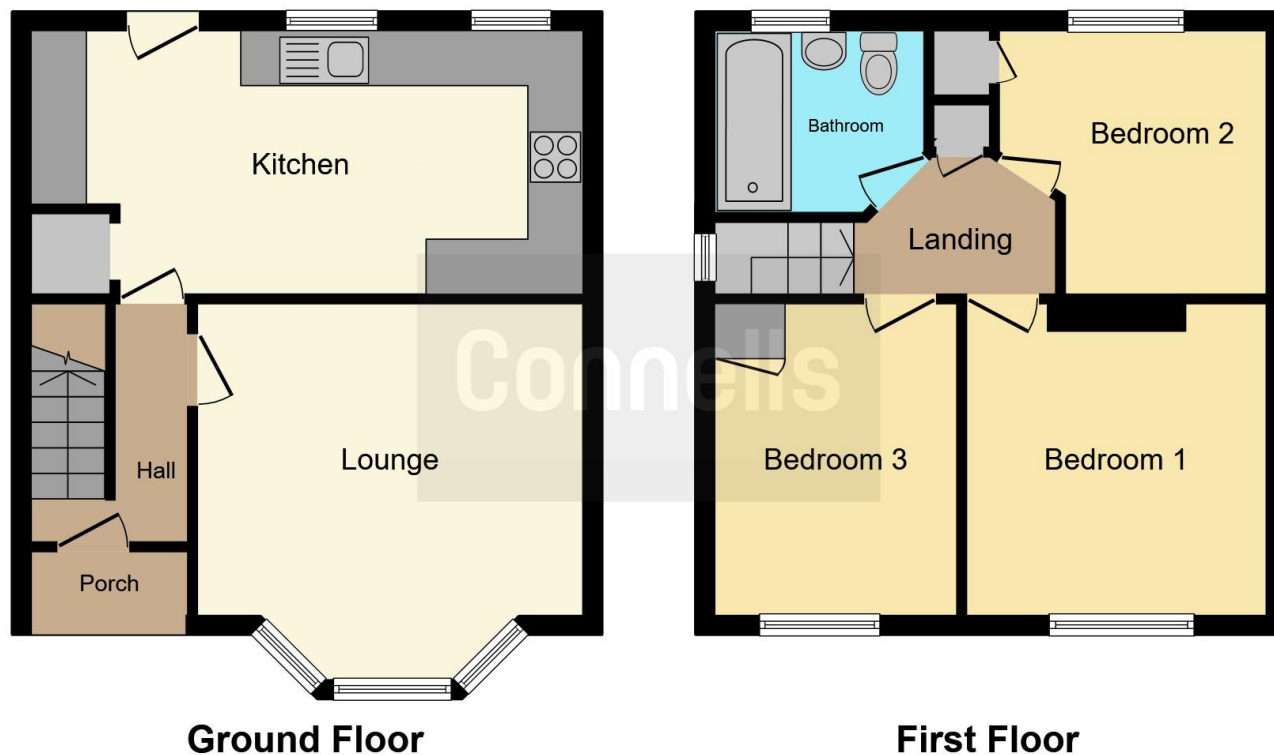












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01227 764 720**  
**E [canterbury@connells.co.uk](mailto:canterbury@connells.co.uk)**

29-30 Watling Street  
 CANTERBURY CT1 2UD

**EPC Rating: C**

Tenure: Freehold

**view this property online [connells.co.uk/Property/CBY406293](http://connells.co.uk/Property/CBY406293)**



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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