



Jenkinson realestates

The Chain  
Sandwich  
Asking Price £265,000



# Freehold

63 SQ. Metres (678.13 SQ. Feet)

Council Tax: C

EPC Rating = F

- Grade II Listed Cottage
- Beautifully Presented
- Offering One Double Bedroom
- Original Features
- Enclosed Rear Garden
- Conservation Area

Jenkinson Estates are pleased to bring to the market this Grade II listed cottage, located on The Chain, which is set within the conservation area of the historic town of Sandwich. This charming cottage is tastefully presented, with original features in abundance including exposed brick walls and beams, this property really must be viewed to be appreciated. Accessed via an entrance hallway that leads into the sitting room, complete with a multi-fuel wood burning stove, and a spacious kitchen / dining room that opens and overlooks the rear garden. The first floor continues to impress with a large double bedroom and a separate shower room. Externally the property benefits from an enclosed walled garden, which has been landscaped to allow a seating area, established flowerbeds. The property is heated via electric heaters. All viewings are strictly by appointment via the Sole Agent Jenkinson Estates.

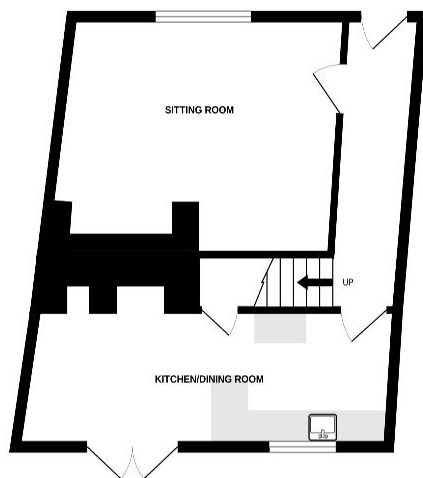




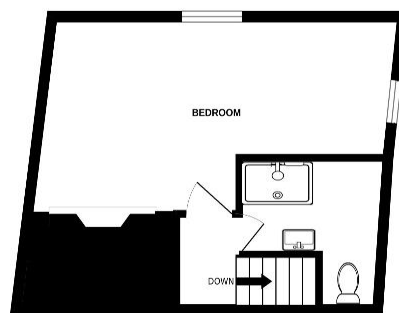




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Accommodation

Entrance Via;

Hallway

Sitting Room

12'8" x 12'6" (3.86m x 3.81m)

Kitchen / Dining Room

16'9" x 8'3" (5.11m x 2.51m)

## First Floor

Bedroom

17'2" (max) x 10'10" (5.23m x 3.30m)

Shower Room

9'2" x 7'3" (2.79m x 2.21m)

Rear Garden

Jenkinson Estates

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Important Notice - These particulars have been prepared in good faith and they are not intended to constitute part of an offer or contract. We have not performed a structural survey on this property and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide and should not be relied upon.

