



1, Church Street St. Mary's
Sandwich, CT13 9HH
£299,500

colebrooksturrock.com





1 Church Street St. Mary's Sandwich

A “two-up-two-down” end-of-terrace cottage in a sought after part of the residential town centre which is ready to move straight into.

Situation

The popular historic Cinque Port town of Sandwich offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. From Sandwich there are connecting train services to London St Pancras and Charing Cross, whilst the A299 Thanet Way facilitates rapid access to the M2 motorway. For channel crossings the port of Dover is approximately 13 miles and the Channel Tunnel terminal at Cheriton is approximately 22 miles distant.

The Property

An end-of-terrace cottage in a sought after part of the residential town centre which is ready to move straight into. Upstairs are two double bedrooms with a large ensuite bathroom/WC to bedroom one at the rear of the house. The front bedroom will use the downstairs shower room/WC. Also downstairs is a sitting room at the front and a kitchen/dining room to the rear which has a window into the walled rear courtyard garden. There is a functional kitchen complete with fridge, freezer, oven and gas hob, and a large understairs storage cupboard. The gas central heating system has a modern combi boiler located in an airing cupboard within the first floor bathroom.

Outside

To the rear of the cottage is a pretty brick and stone walled courtyard garden which is L shaped and wraps around the ground floor bathroom, measuring 18'6 x 14'0 at the extremes. There is space here to put a shed and for a table and chairs etc.

Services

All mains services are understood to be connected to this property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: D

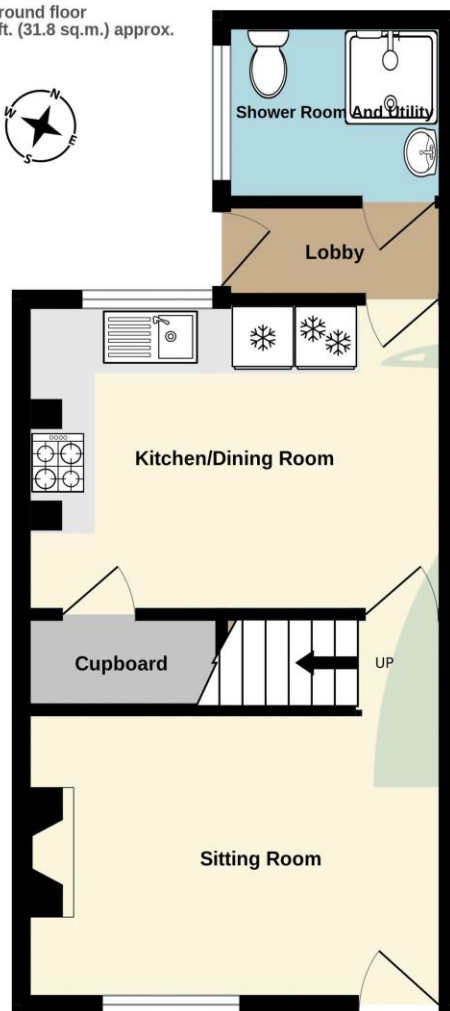
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
342 sq.ft. (31.8 sq.m.) approx.



1st floor
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 682 sq.ft. (63.4 sq.m.) approx.

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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Sitting Room

13' 5" x 9' 0" (4.09m x 2.74m)

Kitchen/Dining Room

13' 5" x 9' 8" (4.09m x 2.94m)

Rear Lobby

7' 0" x 3' 0" (2.13m x 0.91m)

Shower Room/Utility

7' 0" x 5' 7" (2.13m x 1.70m)

First Floor

Bedroom 1

12' 2" x 9' 7" (3.71m x 2.92m)

Bathroom/WC

8' 8" x 6' 8" (2.64m x 2.03m)

Bedroom 2

13' 2" x 9' 2" (4.01m x 2.79m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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