

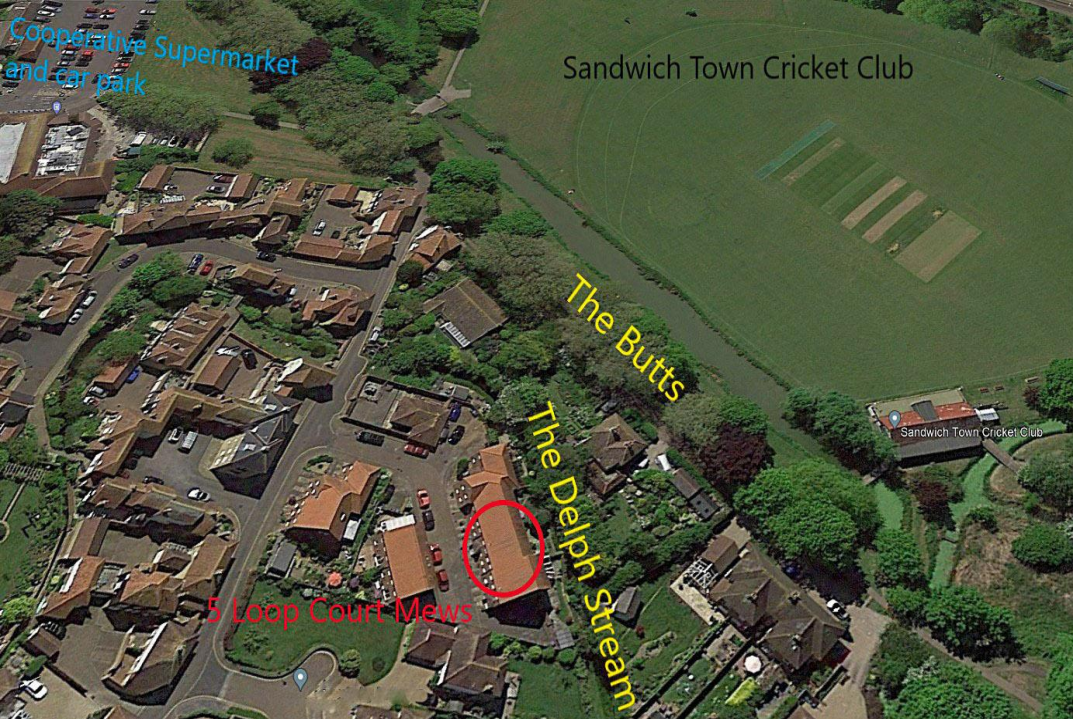


5 Loop Court Mews, Loop Street  
Sandwich, CT13 9HF  
£355,000

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# 5 Loop Court Mews

Loop Street, Sandwich

A rarely available modern terraced property in a highly desirable location within the conservation area with off-road parking and NO ONWARD CHAIN.

## 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.

## Services

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

## Local Authority

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

## Tenure

Freehold

Current Council Tax Band: D

EPC Rating: C

## 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.

## The Property

A modern terraced home with accommodation arranged over two floors comprising entrance porch, entrance hall, ground floor cloakroom, fitted kitchen, and spacious sitting / dining room with sliding patio doors into the garden. On the first floor are three bedrooms with an en-suite shower room to the principal bedroom, and a family bathroom. Further benefits include double glazing and gas fired central heating.

## Outside

The rear garden is predominantly paved with a timber log store and there is an aspect over a stream to the rear.



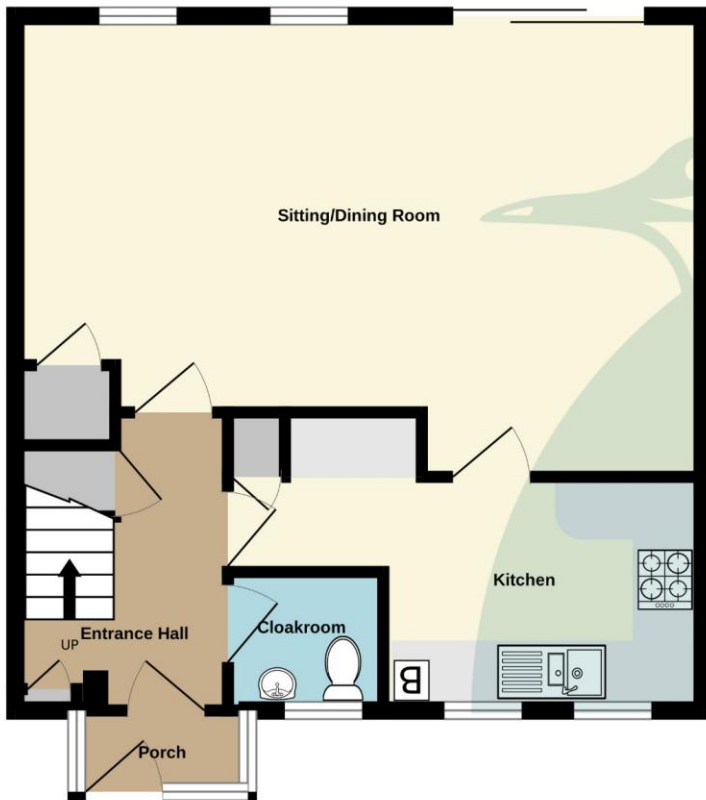
Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



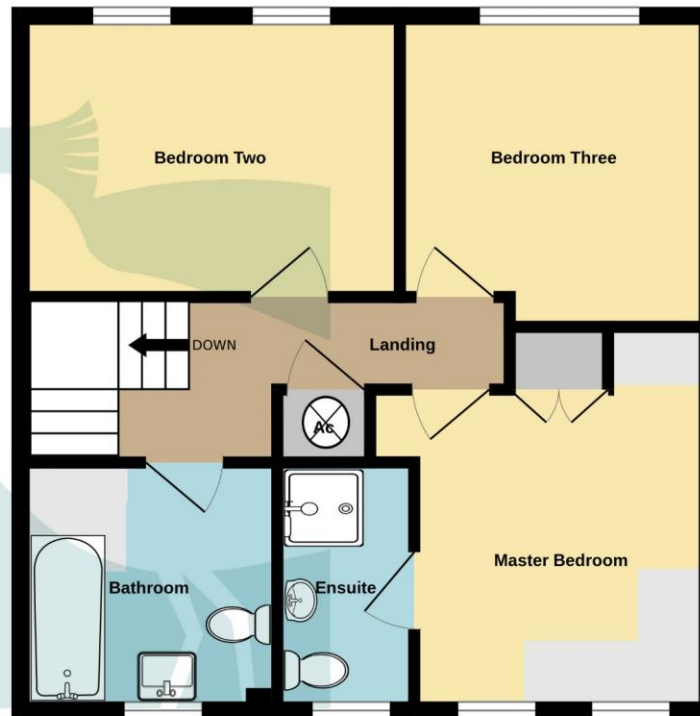


To view this property call Colebrook Sturrock on **01304 612197**

**Ground floor**  
513 sq.ft. (47.7 sq.m.) approx.



**First floor**  
499 sq.ft. (46.4 sq.m.) approx.



**TOTAL FLOOR AREA : 1012 sq.ft. (94.1 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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**Porch**  
5' 11" x 2' 8" (1.80m x 0.81m)

**Entrance Hall**  
9' 4" x 6' 5" (2.84m x 1.95m)

**Cloakroom**  
4' 9" x 4' 2" (1.45m x 1.27m)

**Kitchen**  
10' 4" x 7' 7" (3.15m x 2.31m) plus 6' 2" x 5' 2" (1.88m x 1.57m)

**Sitting/Dining Room**  
22' 3" x 14' 11" (6.78m x 4.54m) reducing to 11'3 (3.43m)

**First Floor**

**Master Bedroom**  
12' 7" x 9' 6" (3.83m x 2.89m) plus recess

**Ensuite Shower Room**  
7' 6" x 4' 5" (2.28m x 1.35m)

**Bedroom Two**  
12' 1" x 9' 1" (3.68m x 2.77m)

**Bedroom Three**  
10' 1" max x 9' 10" (3.07m x 2.99m)

**Bathroom**  
7' 7" x 7' 7" (2.31m x 2.31m)

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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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