



4 Britannia Terrace, School Road
Sandwich, CT13 9HT
£300,000

colebrooksturrock.com





4 Britannia Terrace

School Road, Sandwich

A charming terrace cottage in the heart of the town.
Ideal as a first purchase or investment.

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

This mid-terrace Victorian cottage is well presented with recently fitted kitchen and modern boiler installed just two years ago located in a useful outhouse to rear. The property offers cosy cottage style accommodation over two floors, with a good sized rear garden including shed and rear pedestrian access. There are two original fireplaces installed to the front room and main bedroom and the property has double glazing throughout. There is street parking usually available right out the front.

Outside

The rear garden extends in depth to about 60' by 17'5" with a shared rear access to School Road. The garden is laid out in a low maintenance fashion using gravel and paths with borders down one side and a timber garden shed and a raised decked area at the rear.

Services

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

Parking

Most town residents use the local council's parking permit scheme for their vehicle:- for ninety pounds per year this provides continuous use of all three town centre car parks together with on street spaces where available on the roads around their particular property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: C

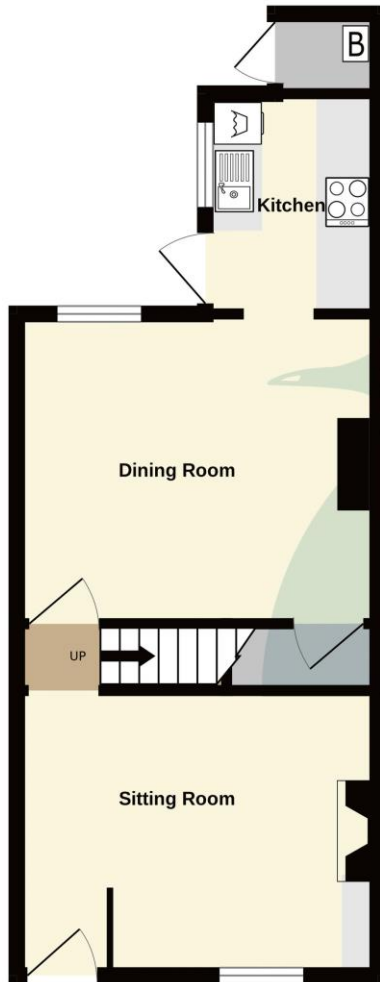
Agents Note

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.

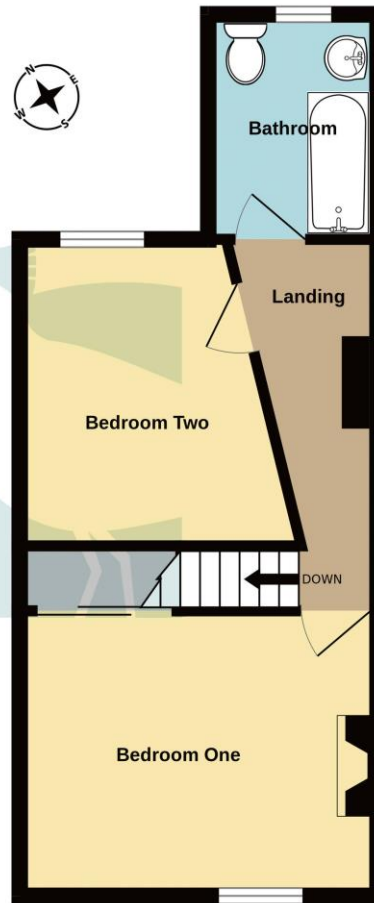


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor
353 sq.ft. (32.8 sq.m.) approx.



First floor
339 sq.ft. (31.5 sq.m.) approx.



Sitting Room

12' 11" x 10' 1" (3.93m x 3.07m)

Dining Room

12' 11" x 11' 0" (3.93m x 3.35m)

Kitchen

7' 11" x 6' 6" (2.41m x 1.97m)

Landing

Bedroom One

12' 11" x 10' 5" (3.93m x 3.17m)

Bedroom Two

11' 1" x 10' 0" (3.38m x 3.05m) narrowing to 7' 3"

Bathroom

7' 10" x 5' 5" (2.39m x 1.65m)

TOTAL FLOOR AREA : 692 sq.ft. (64.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	70 C	
55-68	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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