



19 Poulders Road  
Sandwich, CT13 0BB  
£435,000

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# 19 Poulders Road

## Sandwich

Detached modern bungalow, with garage and comfortable two double bedroom layout, on the edge of Sandwich town.

### Situation

This bungalow stands in a small cluster of bungalows on the edge of the popular historic Cinque Port town of Sandwich which 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

Modern refurbished detached bungalow providing 2 double bedroom accommodation with a spacious main bedroom suite including ensuite and fitted wardrobes. The kitchen overlooks the rear garden and the large sitting room and conservatory also face that way with the conservatory being used as a dining room. The main bathroom has a shower cubicle instead of a bath. The roof space over has loft ladder and boarding in the centre section for storage. Gas central heating and uPVC double glazed windows.

### Outside

To the front is a block paved car-parking and turning area sufficient to accommodate about 4 cars. The garage is at the end of the driveway with electric roller shutter door, electric light and power point and

door and window to the rear into the garden. The rear garden is approx. 39' x 38' with artificial grass area and three significant paved patio areas. There is a brick built BBQ stand and corner seating arrangement. Side access direct from the front via a gated passageway to the left side which is useful for pets and bikes etc.

### Services

All main 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.

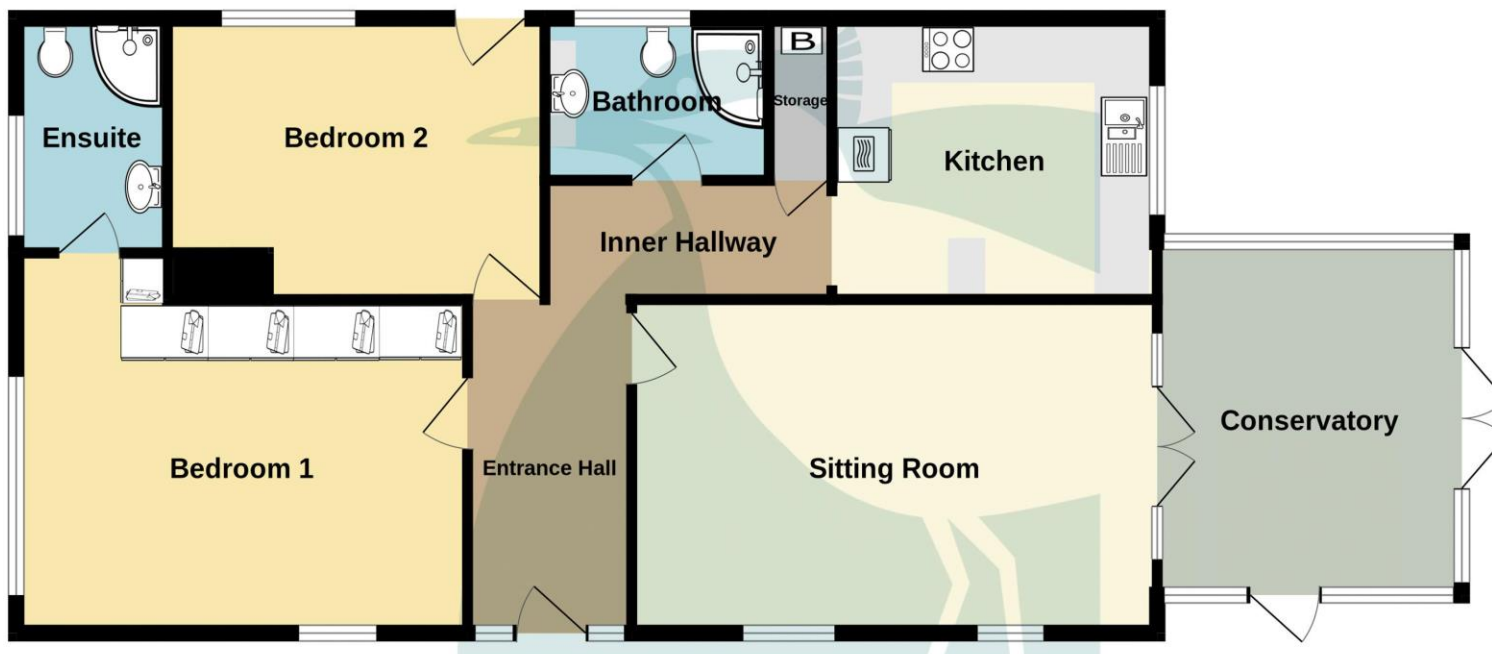




To view this property call Colebrook Sturrock on **01304 612197**



## Ground floor 1023 sq.ft. (95.1 sq.m.) approx.



TOTAL FLOOR AREA : 1023 sq.ft. (95.1 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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**Entrance Hallway**  
15' 9" x 6' 1" (4.80m x 1.85m)

**Sitting Room**  
19' 6" x 11' 9" (5.94m x 3.58m)

**Conservatory**  
12' 5" x 11' 1" (3.78m x 3.38m)

**Kitchen**  
11' 8" x 9' 11" (3.55m x 3.02m)

**Bedroom 2**  
13' 7" x 10' 0" Max Narrowing to 8' 3" (4.14m x 3.05m)

**Bedroom 1**  
16' 4" x 13' 4" (4.97m x 4.06m)

**Ensuite**  
8' 5" x 5' 6" (2.56m x 1.68m)

**Main Bathroom**  
8' 1" x 5' 9" (2.46m x 1.75m)

**Garage**  
16' 11" x 8' 7" (5.15m x 2.61m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85   B
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

19 Market Street, Sandwich, Kent CT13 9DA  
t: 01304 612197  
sandwich@colebrooksturrock.com



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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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