



Moss Rose Cottage, 4 Millwall Place
Sandwich, CT13 9BQ
£297,000

colebrooksturrock.com





Moss Rose Cottage

4 Millwall Place, Sandwich

A charming detached bungalow set within the heart of Sandwich, boasting a delightful west facing garden.

Situation

This unusual residence lies within the ancient town's conservation area close to all of the shops and amenities and surrounded by other similar pretty cottages. The schools, bank, doctors and railway station are all easily walkable from here and parking is available at all times for visitors in one of the three nearby town centre car parks. Sandwich has a good variety of boutique shops, restaurants, cafes and pubs and excellent leisure facilities with leisure centre and three championship golf courses along the coast nearby. From Sandwich town, Deal is 5 miles, Westwood Cross (for shopping) 6 miles and Canterbury 13 miles.

a variety of well planted flower beds along the left side and the end in particular. Surrounded by high fencing or walls the garden catches lots of sunshine and has two storage sheds at the far end behind the bungalow. There are doors into the garden from the sitting room and the conservatory.

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.

Outside

A gate to the left of the bungalow from the street provides pedestrian access through to the garden which is laid out with lots of paved patio areas and

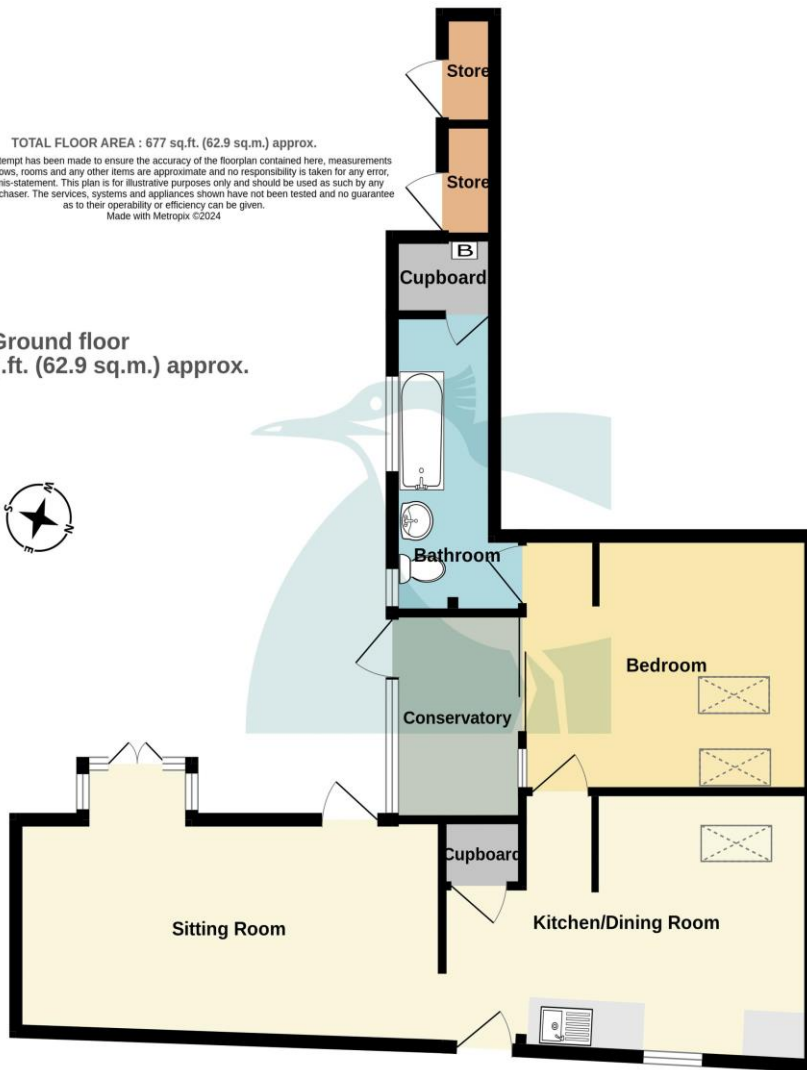


To view this property call Colebrook Sturrock on **01304 612197**

TOTAL FLOOR AREA : 677 sq.ft. (62.9 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.
Made with Metropix ©2024

Ground floor
677 sq.ft. (62.9 sq.m.) approx.



Kitchen/Dining Room

16' 8" x 11' 1" (5.08m x 3.38m)

Sitting Room

19' 3" x 9' 4" (5.86m x 2.84m)

Bedroom

13' 0" x 11' 1" (3.96m x 3.38m)

Conservatory

5' 10" x 9' 0" (1.78m x 2.74m)

Bathroom

12' 11" x 4' 7" (3.93m x 1.40m)

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 82 B |
| 69-80 | C | | |
| 55-68 | D | 57 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

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



colebrooksturrock.com



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.

C1180 Printed by Ravensworth 01670 713330

Also in: Elham • Hawkinge • Saltwood • Walmer