



Jilan, Ash Road
Sandwich, CT13 9JA
£290,000

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Jilan

Ash Road, Sandwich

A chain free semi-detached house, in need of updating and modernisation, positioned on the outskirts of Sandwich town.

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. Both Sandwich, Canterbury and the new Parkway Railway Station in Cliffsend (approx 7.5 miles) offer high speed train services to London St Pancras, 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

A chain free semi-detached house positioned on the outskirts of Sandwich town, in need of some updating and modernisation, offering good internal space and a pleasant wrap-around garden along with parking and a garage to the rear. From the spacious hallway, an open plan sitting/dining room runs from front to back, complete with focal point fireplace and French doors overlooking and opening onto the rear garden. Beyond the entrance hall, a bright kitchen is fitted with a range of matching units and boasts separate exterior access. To the first floor are two double bedrooms and a further single bedroom serviced by a bathroom and separate WC. Jilan is fully double glazed and is gas centrally heated, via a modern Worcester Bosch boiler.

Outside

Jilan is set back from the road and sits comfortably within its plot enjoying gardens to three sides. The good sized gardens are well established and in a mature state comprising areas of lawn and paving. Paths lead to the rear parking bay and single garage, which is accessed via Mill Close. Behind the garage lies a timber shed and greenhouse. The garden is in need of bringing back into a good state once again.

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

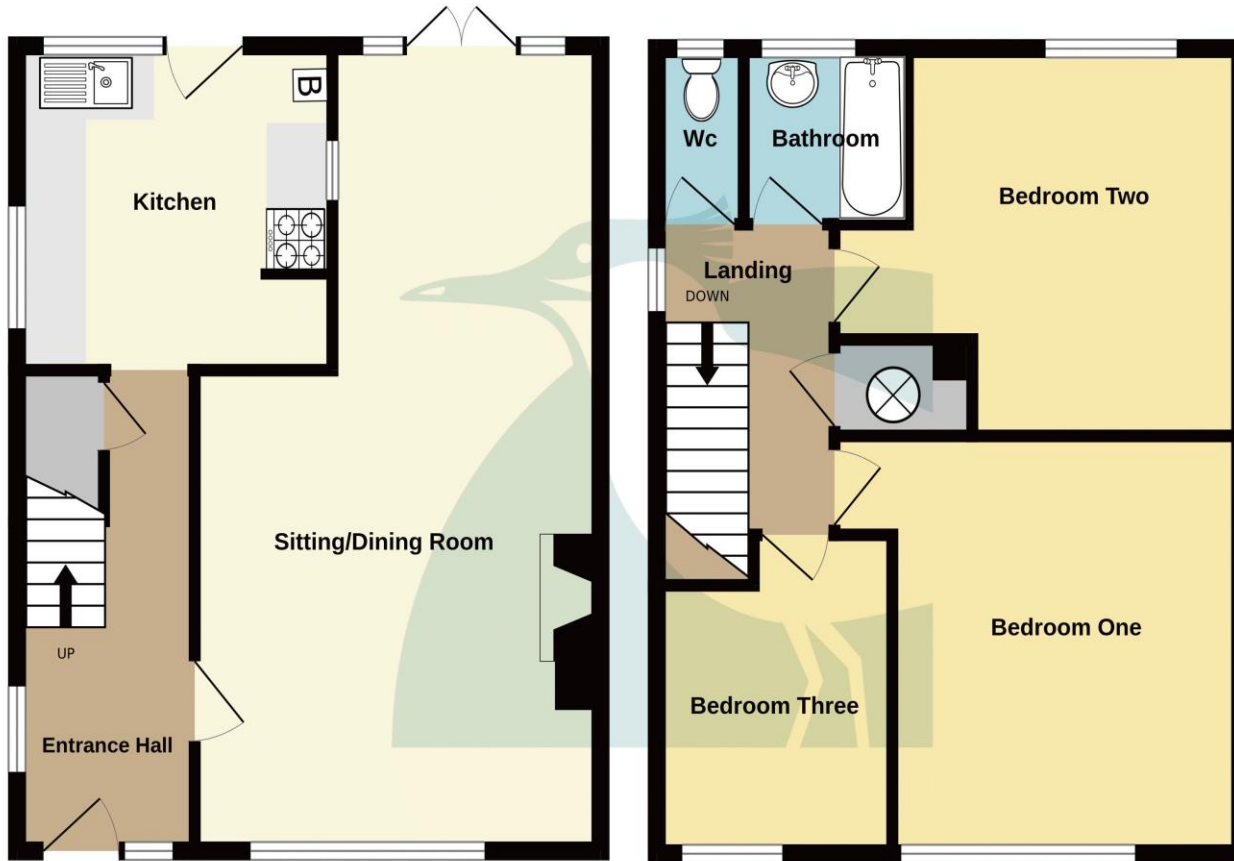
The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



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

Ground floor
472 sq.ft. (43.8 sq.m.) approx.

First floor
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 952 sq.ft. (88.5 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
14' 10" x 5' 9" (4.52m x 1.75m)

Kitchen
10' 4" x 9' 9" (3.15m x 2.97m)

Sitting/Dining Room
25' 1" x 13' 4" maximum narrowing to 8'10" minimum
(7.64m x 4.06m)

First Floor

Bedroom One
13' 0" x 11' 5" (3.96m x 3.48m)

Bedroom Two
11' 9" x 10' 10" (3.58m x 3.30m)

Bedroom Three
9' 10" x 7' 10" (2.99m x 2.39m)

Bathroom
5' 6" x 5' 5" (1.68m x 1.65m)

WC
5' 6" x 2' 7" (1.68m x 0.79m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	66 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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