



33 Fordwich Place
Sandwich, CT13 0RA
£450,000

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33 Fordwich Place

Sandwich

A well-presented four bedroom property with attractive rear garden, situated in a quiet cul-de-sac

Situation

Located just half a mile from the centre of this medieval town, the house is a easy walk from the Sandwich railway station (with High-Speed services to London) and a twelve minute walk from the picturesque town centre area. Sandwich provides a variety of interesting shops and boutiques with many coffee shops, pubs and restaurants and other amenities whilst further shopping is available in the larger nearby centres of Canterbury, Deal and at Westwood Cross, Broadstairs. Sandwich is an outstanding area for golfing, fishing, cycling, walking, swimming and nature lovers.

The Property

A well-presented four bedroom link-detached property, located just a short walk from the historic medieval town centre of Sandwich, in a quiet cul-de-sac, close to the railway station and both secondary schools. With attractive rear garden the accommodation offers four good size bedrooms with an ensuite shower room to the master bedroom and a family bathroom off the spacious landing. Downstairs is a large sitting room leading through into a dining room with doors out to the rear garden patio. The hallway has a downstairs cloakroom/WC and the beautifully fitted modern kitchen has many appliances and a separate utility room right next door with door out to the garden. The former garage space is currently used by the present owners as an internal home office room and a separate storage room with the garage door off this to the front. The house has a gas central heating system and double glazed replacement windows.

Outside

The front of the property provides plenty of parking space due to the open plan driveway and is well presented. The rear garden has an attractive corner area to sit and relax in under a pergola with mature wisteria over and the lawn has artificial grass and a patio area as well, making it a garden that all of the family will enjoy spending time in. There is a wealth of considered planting with flowering plants and evergreen shrubs all the way around the attractive borders.

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.

Current Council Tax Band: E

EPC Rating:D

Tenure

Freehold

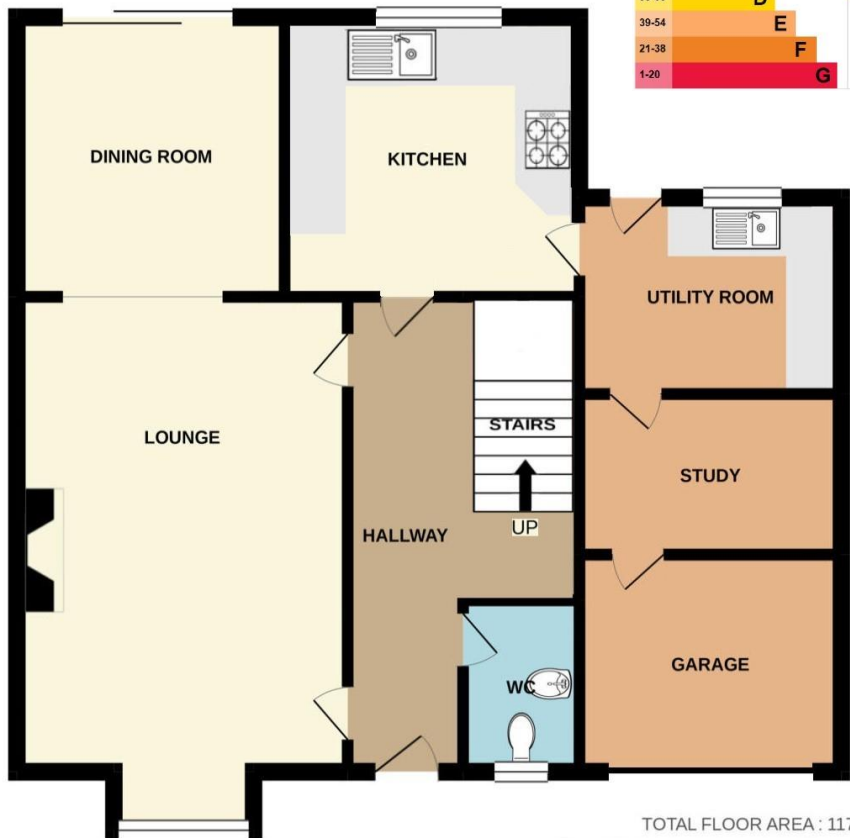
Agents Note

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.



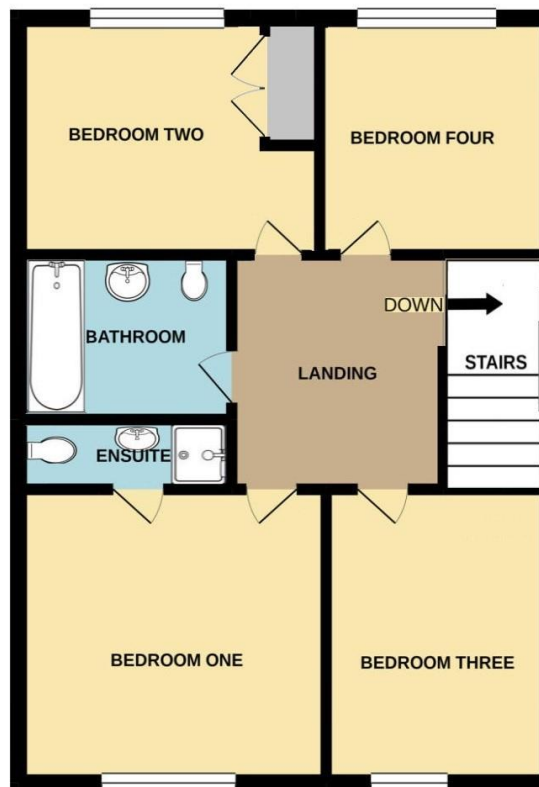
To view this property call Colebrook Sturrock on **01304 612197**

GROUND FLOOR
649 sq.ft. (60.3 sq.m.) approx.



| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 84 B |
| 69-80 | C | | |
| 55-68 | D | 66 D | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |

1ST FLOOR
525 sq.ft. (48.8 sq.m.) approx.



TOTAL FLOOR AREA : 1174 sq.ft. (109.0 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

Cloakroom/WC

Lounge

20' 10" x 11' 4" (6.35m x 3.45m)

Dining Room

9' 10" x 8' 10" (2.99m x 2.69m)

Kitchen

9' 10" x 9' 0" (2.99m x 2.74m)

Utility Room

9' 0" x 8' 9" (2.74m x 2.66m)

Internal Study

8' 0" x 7' 9" (2.44m x 2.36m)

Garage/Store

First Floor Landing

Bedroom One

11' 1" x 11' 4" (3.38m x 3.45m)

En-suite shower room

Bedroom Two

10' 6" x 10' 0" (3.20m x 3.05m)

Bedroom Three

11' 3" x 7' 5" (3.43m x 2.26m)

Bedroom Four

10' 0" x 7' 6" (3.05m x 2.28m)

Family Bathroom

19 Market Street, Sandwich, Kent CT13 9DA

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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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