



11 Paradise Row
Sandwich, CT13 9HU
£335,000

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11 Paradise Row

Sandwich

An attractive, chain free, Victorian terraced cottage, occupying a quiet yet central location, featuring a delightful west facing garden.

Situation

No:11 is situated towards the end of a short narrow lane within the Sandwich town Conservation Area; a very quiet spot away from passing traffic. It is surrounded by other period properties and backs on to its own lovely garden. The town centre shops and restaurants are five minutes' walk away. There you find all essential amenities including, doctors, dentists, pharmacy, post office, library and a regular bus service to neighbouring towns. Sandwich railway station offers a fast service to London St Pancras. There are good Junior and Secondary schools in the town and several sports clubs. Canterbury is 13 Miles, Deal 6 miles. Sandwich Bay is a mile and a half to the east with three excellent championship golf courses.

The Property

Sitting towards the end of this peaceful lane, No: 11 offers well maintained accommodation over three floors. To the ground floor lies a welcoming open plan sitting/dining room with glazed double doors leading through to a bright breakfast room to the rear. The kitchen sits adjacent and is fitted with a range of matching units and corner pantry cupboard. Beyond is a useful ground floor cloakroom which also has plumbing for a washing machine and houses the gas fired boiler. Two bedrooms occupy the first floor along with a shower room and spacious bathroom whilst a further light filled bedroom lies to the second floor. This attractive Victorian cottage is gas centrally heated and is being sold with no onward chain.

Outside

A good size cottage garden extends from the rear elevation enjoying a westerly aspect. The garden is predominantly separated into two areas divided by a picket fence; a paved patio and section of lawn flanked by mature well stocked beds and a more natural space, with timber garden outbuilding, which extends down to the Delf Stream. Residents Permit parking is available in both on street bays and in the nearby Gazen Salts car park.

Services

All mains 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: D

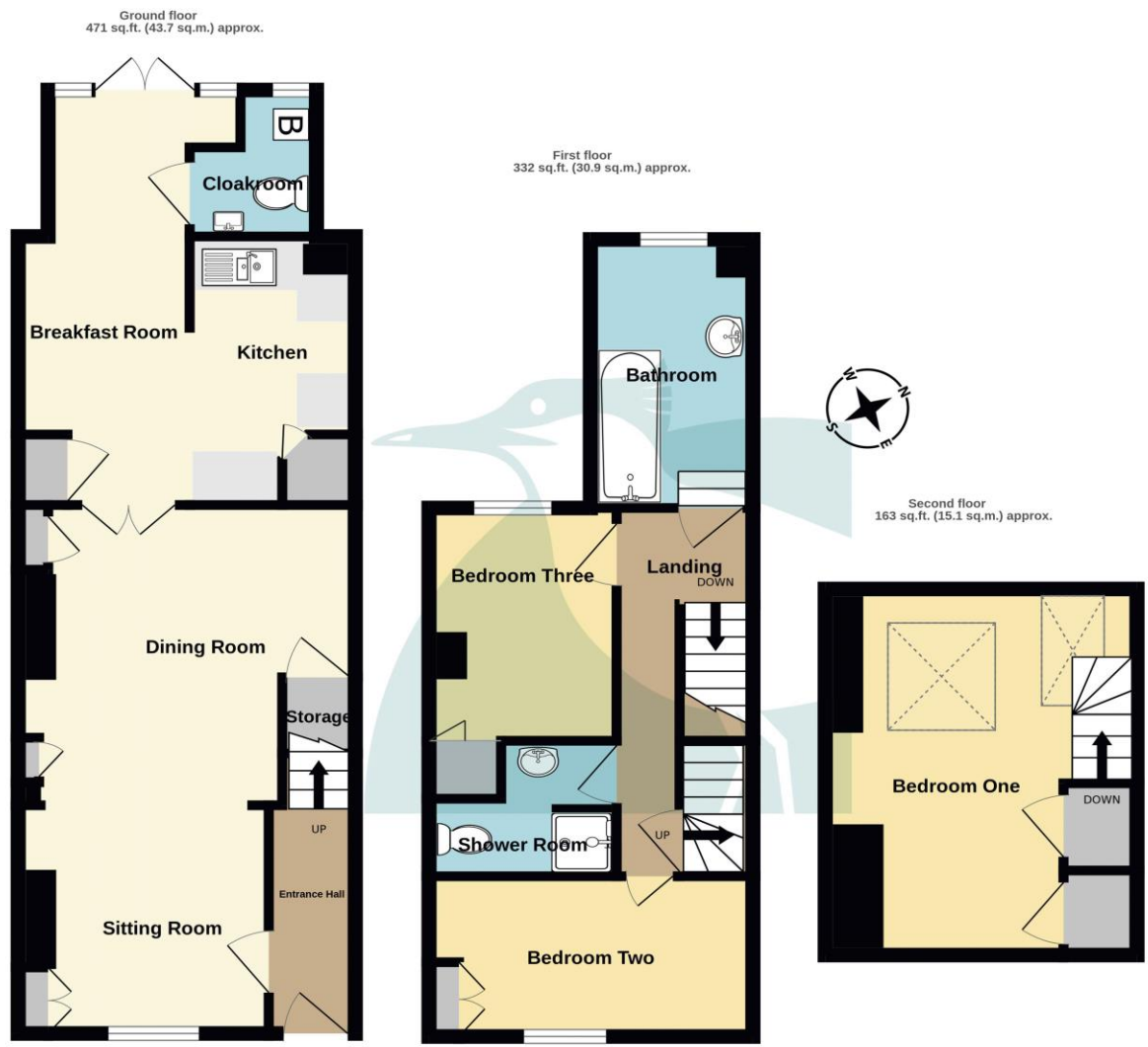
Agents Note

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.



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		

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



Sitting Area
9' 9" x 9' 3" (2.97m x 2.82m)

Dining Area
12' 1" x 13' 1" (3.68m x 3.98m) narrowing to 10' 3" (3.12m)

Breakfast Room
16' 9" x approximately 5' 6" (5.10m x 1.68m)

Kitchen
10' 10" x 6' 5" (3.30m x 1.95m)

Cloakroom
L-shaped 4' 11" x 4' 11" (1.50m x 1.50m)

First Floor
Bedroom Two
12' 0" x 6' 6" (3.65m x 1.98m)

Shower Room
L-shaped 5' 7" x 5' 5" (1.70m x 1.65m)

Bedroom Three
9' 7" x 7' 4" (2.92m x 2.23m)

Bathroom
10' 11" x 6' 4" (3.32m x 1.93m)

Second Floor
Bedroom One
Overall measurement 14' 8" x 12' 1" (4.47m x 3.68m)

TOTAL FLOOR AREA : 966 sq.ft. (89.7 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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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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