



7 Stone Cross Lees,
Sandwich, CT13 0BZ
£399,000

colebrooksturrock.com





7 Stone Cross Lees

Sandwich

A late 1950's, chain free, bungalow with garage and good size garden, in a quiet cul-de-sac location on the outskirts of Sandwich.

Situation

Located just three quarters of a mile from the centre of this medieval town, the bungalow is a level walk from the Sandwich railway station (with High-Speed services to London) and a 15 minute walk from the picturesque town centre area. The property lies at the very end of this cul-de-sac. 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 late 1950s extended detached bungalow on a good-sized plot which is linked by its garage only to the next-door property. The Bungalow is ready to occupy immediately although some buyers may wish to undertake some redecoration etc. There are 3 bedrooms with two bathrooms including an ensuite shower room. An entrance hallway, fitted kitchen, dining room, sitting room and small conservatory to the rear with doors opening into the rear garden. To the side of the kitchen is a large lean-to utility room with further kitchen cabinets and sink, plumbing for washing machine and a boiler cupboard. The sitting room has a fitted coal effect gas fire and the property benefits from uPVC double glazed windows and a gas central heating system with combi boiler.

Outside

To the front is an enclosed garden area with ornamental shrubs, a rose tree and a gate leading through to the back garden. We think additional parking spaces could be provided within this front garden area if required. To the right side of the house is a driveway providing parking for 1 car and access to the single car garage with up and over door and personal door into the rear garden. The garden to the rear seems to have been looked after by a keen gardener and has several attractive contrasting garden areas to the left side and to the rear of the bungalow. There are flower beds with mature planting and patio areas dotted around with a timber shed and garden utility area.

Services

All main services are connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Current Council Tax Band: D

EPC Rating: E

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
1252 sq.ft. (116.3 sq.m.) approx.



TOTAL FLOOR AREA : 1252 sq.ft. (116.3 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		
55-68	D		
39-54	E	47 E	
21-38	F		
1-20	G		

Sitting Room

15' 9" x 12' 6" (4.80m x 3.81m)

Sun Room

9' 7" x 8' 7" (2.92m x 2.61m)

Dining Room

12' 3" x 8' 0" (3.73m x 2.44m)

Kitchen

10' 10" x 9' 2" (3.30m x 2.79m)

Utility

19' 8" x 6' 0" (5.99m x 1.83m)

Bedroom One

11' 2" x 10' 10" (3.40m x 3.30m)

Bedroom Two

11' 6" x 9' 7" (3.50m x 2.92m)

En-suite Wetroom

5' 3" x 5' 1" (1.60m x 1.55m)

Bedroom Three

8' 10" x 7' 11" (2.69m x 2.41m)

Cloakroom

5' 3" x 2' 7" (1.60m x 0.79m)

Bathroom

5' 10" x 5' 5" (1.78m x 1.65m)

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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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