



95, Poulders Gardens, Sandwich,  
CT13 0AJ  
£275,000

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# 95 Poulders Gardens, Sandwich

Extended three bedroom semi-detached house with views over fields. Fine to move into but will benefit from refurbishment. Upstairs shower room plus downstairs WC. No Chain.

## 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. From Sandwich there are connecting train services to London St Pancras and Charing Cross, 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. This property lies on the western outskirts of the town in a cul-de-sac with an approx. fifteen minute walk into the town centre.

## The Property

A three bedroom semi from the post war period with plenty of parking to the front and a wonderful rear garden backing on to countryside with excellent rural views. The house will benefit from some refurbishment but has UPVC double glazed windows and a working gas central heating system. The upstairs bathroom is fitted with a large shower cubicle in place of the bath and a separate downstairs WC with basin is off the utility room. There is no onwards chain and this property would suit those wanting an early completion.

## Outside

To the front of the house the entire garden has been laid to block paving with off road space for about three cars. There is side access to the side kitchen door and into the rear garden. A good size timber shed is immediately behind the brick outhouse/store and beyond that a lawned garden has a central path through to the picket fencing at the end from where there are superb views across the fields behind the house. The rear garden is approximately 43' long by 23' wide.

## 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**



**Entrance Hallway**  
13' 3" x 6' 4" (4.04m x 1.93m)

**Sitting Room**  
12' 10" x 12' 2" (3.91m x 3.71m)

**Dining Room**  
17' 7" x 10' 9" (5.36m x 3.27m)

**Kitchen**  
9' 10" x 7' 7" (2.99m x 2.31m)

**Utility**  
6' 0" x 2' 6" (1.83m x 0.76m)

**Downstairs WC**  
3' 7" x 3' 1" (1.09m x 0.94m)

**First Floor**

**Bedroom 1**  
12' 10" x 10' 2" (3.91m x 3.10m)

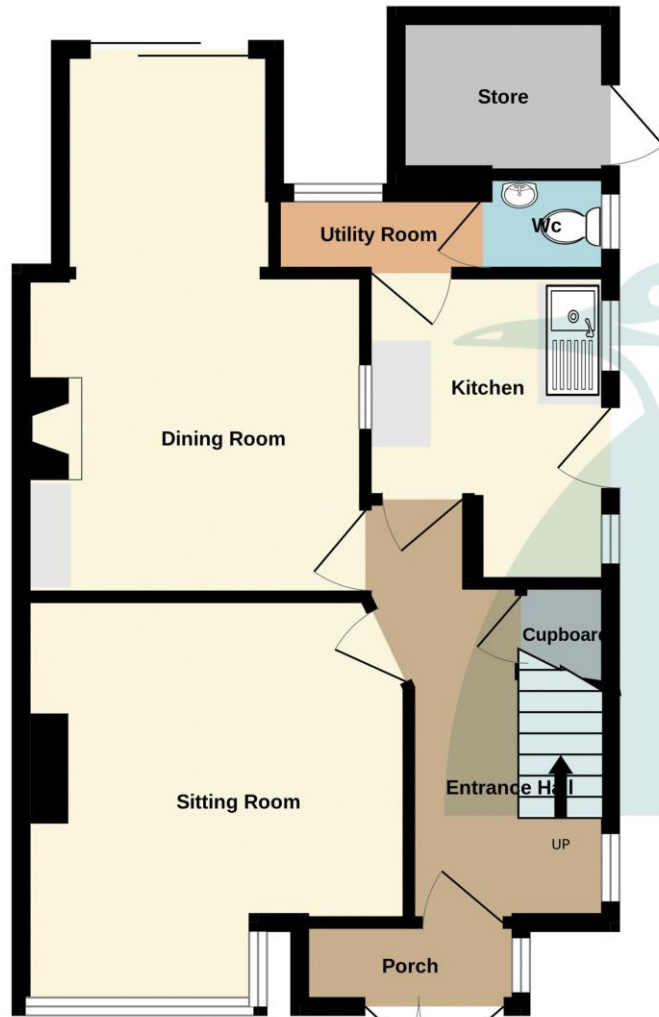
**Bedroom 2**  
10' 8" x 10' 1" (3.25m x 3.07m)

**Bedroom 3**  
7' 9" x 6' 11" (2.36m x 2.11m)

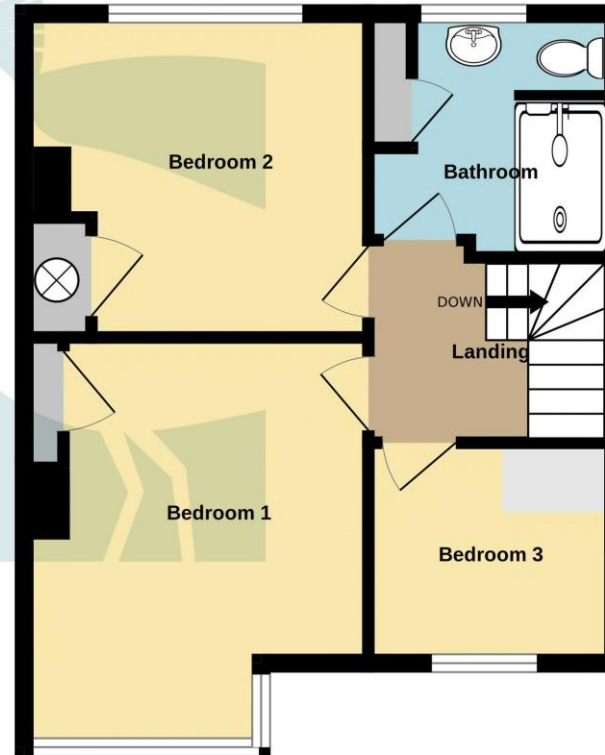
**Shower Room**  
7' 4" x 7' 8" (2.23m x 2.34m)

**TOTAL FLOOR AREA : 898 sq.ft. (83.4 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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**Ground floor**  
510 sq.ft. (47.4 sq.m.) approx.



**1st floor**  
388 sq.ft. (36.0 sq.m.) approx.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	67 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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