



14 St Peters Street  
Sandwich, CT13 9BW  
£360,000

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# 14 St Peters Street, Sandwich

A handsome terraced town house, set in the heart of Sandwich, boasting a wealth of character features and a good sized low maintenance walled garden.

## Situation

This charming property lies in a particularly quiet street in the heart of the ancient town's conservation area and close to all the shops and amenities. The schools, doctors and railway station are all easily walkable from here and parking is always available in one of the three nearby town centre car parks. Sandwich has a good variety of boutique shops, restaurants and pubs and excellent leisure facilities including championship golf courses along the coast. From Sandwich centre, Deal is 5 miles, Westwood Cross (for shopping) 6 miles and Canterbury 13 miles.

## 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: E

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.

## The Property

A handsome terraced town house, set in the heart of Sandwich, boasting a wealth of character features and a good sized low maintenance walled garden. The beamed sitting room to front features an inglenook fireplace, with wood burning stove, and pretty bow window, whilst to the rear lies a bright and airy dual aspect kitchen/dining room, recently updated, with French doors overlooking and opening onto the walled garden. Three double bedrooms are arranged over the first and second floors together with ample storage, a family bathroom and useful separate shower room. This charming and much loved character cottage is gas centrally heated and being sold with no onward chain.

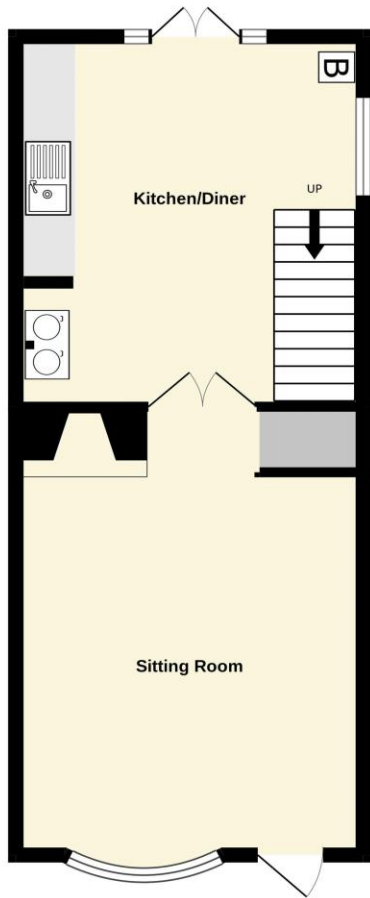
## Outside

To the rear lies a low maintenance walled garden accessed directly from the kitchen/dining room. Residents parking permits for Sandwich town centre car parks can be obtained from Dover District council.

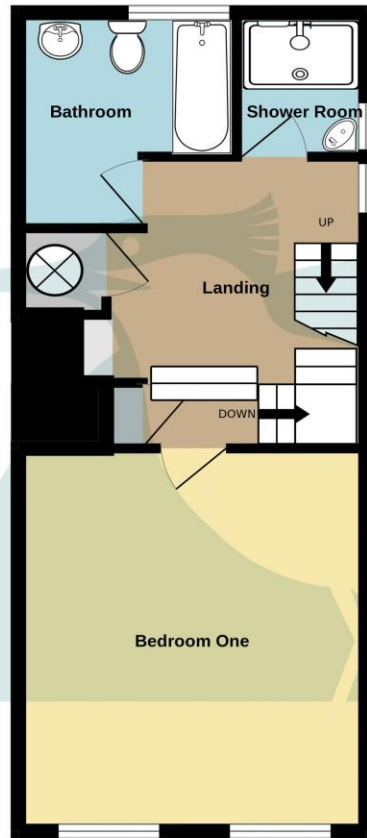


To view this property call Colebrook Sturrock on **01304 612197**

Ground floor  
419 sq.ft. (38.9 sq.m.) approx.



First floor  
413 sq.ft. (38.4 sq.m.) approx.



Second floor  
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 1192 sq.ft. (110.7 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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## Sitting Room

15' 1" x 13' 3" (4.59m x 4.04m)

## Kitchen/Diner

14' 7" x 12' 3" (4.44m x 3.73m)

## First Floor

### Bedroom One

15' 1" x 12' 7" (4.59m x 3.83m)

### Bathroom

L-shaped 8' 6" max x 8' 1" max (2.59m x 2.46m)

### Shower Room

5' 8" x 4' 6" (1.73m x 1.37m)

## Second Floor

### Bedroom Two

15' 0" x 12' 6" (4.57m x 3.81m)

### Bedroom Three

10' 6" x 9' 6" (3.20m x 2.89m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C		
55-68	D	60 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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