



168 Dover Road
Sandwich, CT13 0DD
£299,000

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168 Dover Road

Sandwich

A well maintained semi-detached inter war home, tucked away on the outskirts of Sandwich, being sold with no onward 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.

The Property

Tucked away on the southern outskirts of Sandwich town yet still convenient for the local amenities lies No:168 Dover Road, a much loved semi-detached family home offering well presented light and airy accommodation with a welcoming feel. From the entrance porch and hallway beyond is a charming bay windowed sitting room with feature fireplace whilst a fresh, modern shower room lies adjacent. To the rear is a bright dual aspect kitchen/dining room where sliding patio doors open through to a conservatory, overlooking and opening onto the south facing garden. To the first floor are two double bedrooms, both with built in storage. Useful eaves/loft storage is accessed via the storage cupboard in the second bedroom. This chain free property is fully double glazed and gas centrally heated.

Outside

Tucked away No: 168 enjoys secluded mature south facing gardens sectioned into two areas. A paved patio runs along the rear elevation and is accessed from both the entrance porch and the conservatory whilst an area of lawn stretches out beyond, bounded by established shrubs and trees. To the rear of the garden is an enclosed fenced area which has now returned to nature.

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: 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**



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 Hall

10' 7" x 5' 10" (3.22m x 1.78m)

Shower Room

8' 9" x 5' 10" (2.66m x 1.78m)

Sitting Room

15' 3" x 10' 4" (4.64m x 3.15m)

Kitchen/Dining Room

L-shaped 16' 8" x 13' 0" (5.08m x 3.96m)

Conservatory

10' 1" x 9' 6" (3.07m x 2.89m)

First Floor

Bedroom One

13' 4" x 9' 9" (4.06m x 2.97m)

Bedroom Two

13' 1" x 9' 8" (3.98m x 2.94m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	55 D	
39-54	E		
21-38	F		
1-20	G		

19 Market Street, Sandwich, Kent CT13 9DA
t: 01304 612197
sandwich@colebrooksturrock.com



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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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