



13 Bowling Street  
Sandwich, CT13 9EY  
£315,000

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# 13 Bowling Street

Sandwich

A newly renovated character cottage set within the Conservation Area, with good size private garden and no onward chain.

## Situation

Situated within this medieval town's conservation area is the quiet and sought after Bowling Street located a few minutes walk away from the towns amenities. 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

This delightful Victorian terraced cottage has been comprehensively renovated throughout bringing together the characterful features of the period with contemporary styles and modern convenience. Upon entering; the sitting room, with its exposed floorboards, boasts a handsome focal point fireplace flanked by original recessed storage. A stripped original door, a feature that continues through most of the property, leads through to the central staircase and beyond to the charming dining room, complete with exposed brick fireplace inset with a wood burning stove. To the rear is a comprehensively fitted kitchen with porcelain sink, integrated dishwasher, washing machine, fridge and cooking appliances all incorporated into shaker units capped with solid wood worksurfaces. From the kitchen lies a fully tiled contemporary bathroom. To the first floor are two double bedrooms, both having built in storage, with bedroom one enjoying the convenience of an ensuite shower room. This

charming chain free home has newly installed double glazing and gas central heating throughout.

## Outside

To the front a door leads to a shared passageway giving access to the rear garden, which can also be accessed internally from the kitchen. To the rear the property benefits from a lovely private walled garden, predominantly laid to lawn bordered by flower beds fully stocked with a variety of mature planting. A small section at the bottom of the garden is sectioned off to which a timber summerhouse is situated. Residents parking permits are available from Dover District Council for various roads and areas around Sandwich and spaces are on a first come first served basis.

## 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**



## Sitting Room

12' 8" x 10' 11" (3.86m x 3.32m)

## Dining Room

12' 8" x 10' 7" (3.86m x 3.22m) plus recess

## Kitchen

7' 9" x 7' 1" max width (2.36m x 2.16m)

## Bathroom

7' 2" x 6' 0" (2.18m x 1.83m)

## Bedroom One

10' 7" x 10' 9" (3.22m x 3.27m) extending to 14' 3" (4.34m)

## Ensuite Shower Room

7' 4" x 3' 0" max (2.23m x 0.91m)

## Bedroom Two

14' 3" x 10' 11" (4.34m x 3.32m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	62 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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