



156 St. Georges Road
Sandwich, CT13 9LD
£640,000

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156 St. George's Road

Sandwich

A deceptively spacious detached bungalow set within its own generous plot boasting spacious accommodation and beautiful gardens.

Situation

This property is located in a favoured residential spot just behind the Sir Roger Manwood Grammar School site on the outskirts of the town. 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. Princes Golf Club and Royal St Georges Golf Club are just along the road 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

Beyond the white rendered facade of this detached "villa esq style" property lies a much loved family home boasting spacious, well proportioned accommodation and great scope for modernisation. The main living accommodation is arranged around the entrance hallway, with a useful study to the front along with third bedroom and shower room. To rear lies a generous dual aspect sitting/dining room where a bright picture window, sliding patio doors and a glazed conservatory flood the space with natural light. A feature fireplace provides a focal point and is flanked by fitted storage cupboards, plus there is an opening to the kitchen for serving. The kitchen/breakfast room is fitted with a range of matching units plus an integrated dishwasher and cooking appliances. There is also additional built in storage whilst the lobby gives access to the side exterior and integral garage. From the entrance hallway a long corridor accesses two good size double bedrooms, as well as the family bathroom.

This chain free family home is double glazed and centrally heated.

Outside

The property is set back from the road with a block paved driveway to front providing ample off road parking and vehicular access to the garage whilst a lawned garden lies adjacent, with mature hedging and planting. A side gate gives access to a beautiful enclosed rear garden, well-tended and fully stocked with a wide variety of established planting set around a manicured lawn. A block paved patio runs along the rear elevation, encompassing the conservatory and mature shrubs and trees provide privacy and seclusion to this tranquil space.

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

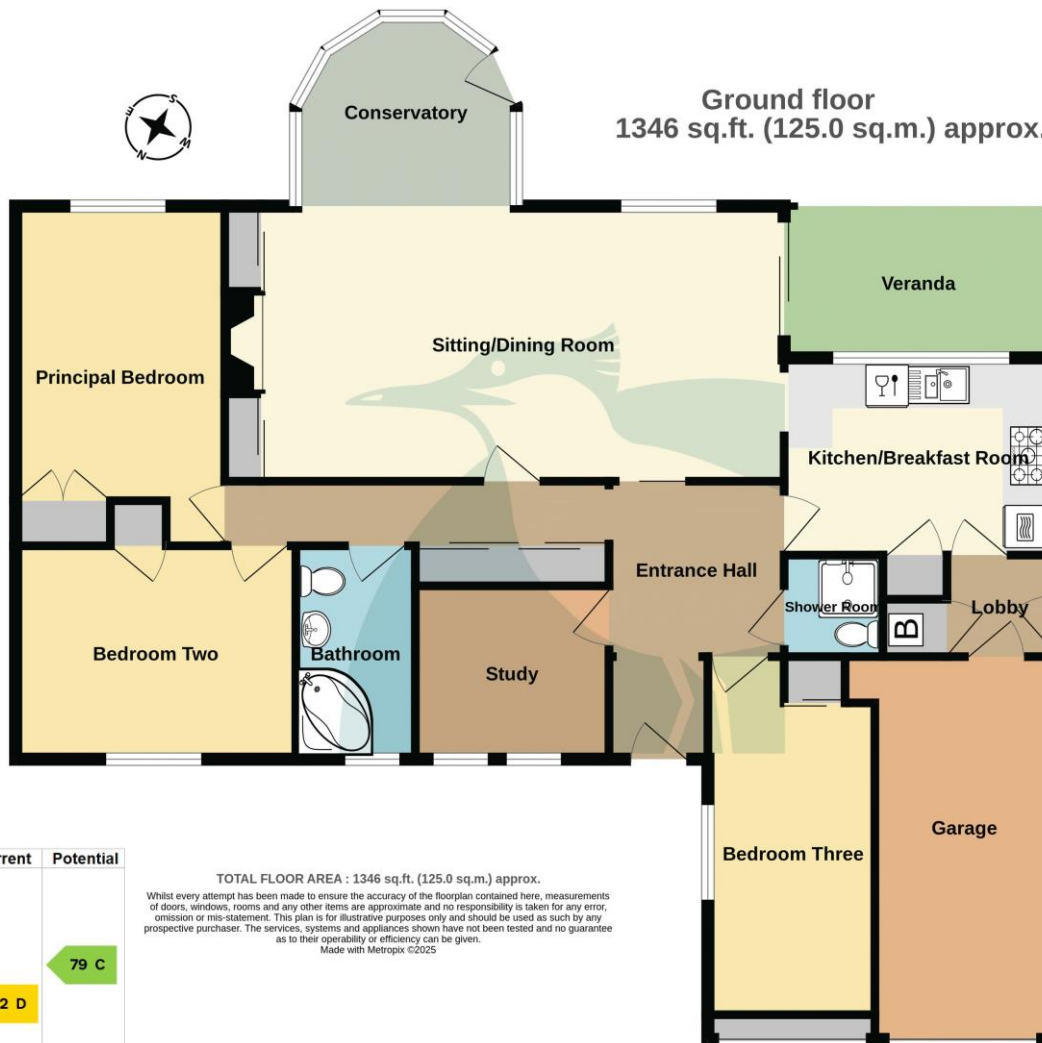
EPC Rating: D

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.



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



Entrance Hallway
7' 11" x 7' 10" (2.41m x 2.39m)

Study
8' 9" x 7' 10" (2.66m x 2.39m)

Sitting/Dining Room
26' 5" x 11' 10" (8.05m x 3.60m)

Kitchen/Breakfast Room
12' 5" x 8' 11" (3.78m x 2.72m)

Integral Garage
17' 3" x 8' 0" (5.25m x 2.44m)

Rear Lobby
5' 3" x 4' 9" (1.60m x 1.45m)

Principal Bedroom
15' 4" x 9' 5" (4.67m x 2.87m)

Bedroom Two
12' 7" x 9' 8" (3.83m x 2.94m)

Bathroom
9' 7" x 5' 4" (2.92m x 1.62m)

Bedroom Three
16' 2" x 7' 6" (4.92m x 2.28m)

Shower Room
4' 7" x 4' 4" (1.40m x 1.32m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 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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