



REGAL
— ESTATES —



68, Woodnesborough Road, Sandwich, CT13 0AD
£300,000

Two bedroom mid terrace home with off street parking to the front and approximately 80ft rear garden.

Living/Dining room, kitchen, conservatory, spacious bathroom with separate shower cubicle, roll top bath, wash hand basin, WC. Paved frontage offering vehicular parking and mainly laid to lawn rear garden with timber built shed and side gate offering access to the front via neighbouring property.

Further benefits include log-burning stove, sash windows, double glazing and gas fired central heating.

Viewings are strictly by appointment only please call us now to make your arrangement to view.



Entrance:

Door to:

Hallway:

Radiator, stairs to the first floor landing and door to:

Living/Dining Room:**Living Area:**

12' x 10'3" (3.66m x 3.12m)

Fireplace hosting log-burning stove, double glazed sash bay window to the front opening into:

Dining Area:

12' x 9'6" (3.66m x 2.90m)

Built-in under stairs cupboard, doorway to the kitchen, fireplace recess, double glazed french doors to:

Conservatory:

15' x 11'9" reducing to 5'4" (4.57m x 3.58m reducing to 1.63m)

Double glazed windows to the side and rear, double glazed door to the rear garden and access to a WC.

Kitchen:

32'9" x 29'6" x 22'11" x 29'6" (10'9" x 7'9")

Fitted units, work-surface, sink unit, space for fridge-freezer/washing machine and cooker, double glazed windows to the side and rear.

First Floor Landing:

Built-in cupboard, doors to bedrooms and bathroom.

Bedroom 1:

15'2" x 11' (4.62m x 3.35m)

Double glazed windows to the front and radiator.

Bedroom 2:

12' x 9'6" (3.66m x 2.90m)

Double glazed window to the rear and radiator.

Bathroom:

Shower cubicle, roll top 'claw-foot' bath, wash hand basin, WC wall and floor tiling and double glazed window to the rear.

Exterior:**Frontage:**

Paved parking area offering off street vehicular parking.

Rear Garden:

Approximately 80ft in length rear garden mainly laid to lawn with timber-built shed, gate to the side offering access via neighbouring property to the front of the house.

Ground Floor

Approx. 548.9 sq. feet

**First Floor**

Approx. 439.8 sq. feet



Total area: approx. 988.7 sq. feet

Please note that floorplans and design may vary and are for illustrative purposes only. Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
		70	82
England & Wales		EU Directive 2010/31/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2010/31/EC	

Floorplans may not be to scale and are for illustrative purposes only. Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract and all measurements are approximate. Regal Estates have not tested the equipment, appliances and services in this property. We advise all applicants to commission the appropriate investigations before exchange of contract.

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