



1 New Cottages
The Butts Sandwich CT13 9HQ
£1,400 PCM



1 New Cottages, The Butts, Sandwich, CT13 9HQ

This well-presented three bedroom end of terrace home set in a beautiful setting over-looking the Cricket Ground and the Pavilion to the front. The property offers three spacious double bedrooms with one located in a converted loft with an en-suite WC, open-plan living/dining room, contemporary styled fitted kitchen/breakfast room, modern bathroom with `walk-in` shower and separate WC, double glazing and gas fired central heating. There is parking for two cars, rear garden and situated within the conservation area with parking and a short walking distance to Sandwich town centre!

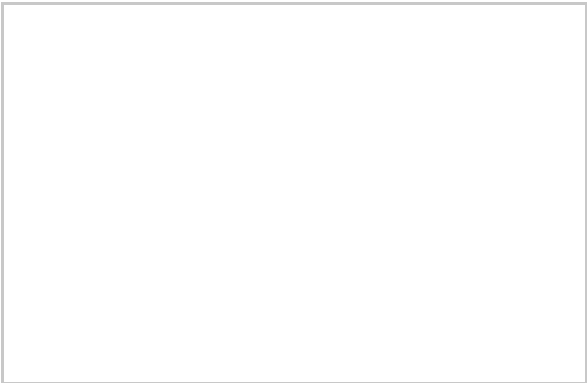
NOTE: 12 Months. Pets Considered. Council Tax Band C.



Area Map



Floor Plan



Energy Efficiency Graph

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			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.