



New Cottages  
The Butts Sandwich CT13 9HQ  
£1,400 PCM - Council Tax Band C





# 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!

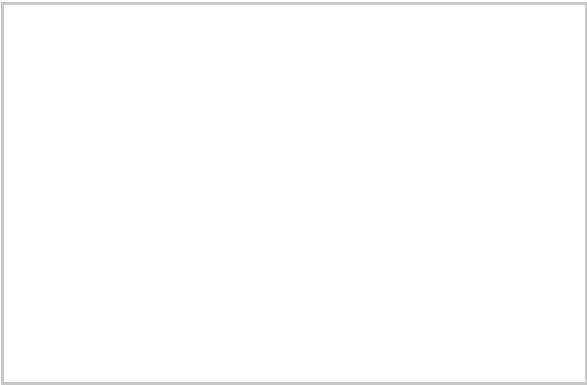
NOTE: 12 Months. Pets Considered. Council Tax Band C.



## 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	

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