

22 Sandwich Road
Whitfield
Dover
CT16 3LG

£1,200 Per Calendar Month

Finn's
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• Two Double Bedroom Semi-Detached House • Sought after location • Open Fire and Log Burner • Good size Rear Garden with decking • Gas Central Heating • Off Road Parking • Pet considered • Council Tax Band C • EPC Band C • Deposit £1,380.00

Deposit: £1,380

EPC rating

Situated in the sought after location of Whitfield, near Dover, this two bedroom semi detached property is ideally located for access to local shops and schools. Available unfurnished, the accommodation comprises, entrance hall, shower room, living room with open fire, kitchen/diner with log burner, and conservatory on the ground floor. To the first floor are two double bedrooms. The property benefits from gas central heating and also has a driveway to the front offering off road parking and good size garden with decking to the rear.

Entrance Hall

Entrance porch with further door to hallway. Stairs to first floor. Cupboard housing gas fired boiler.

Kitchen/Diner

18'8 at max x 11'4 ext to 14'8

Range of wall, drawer and base units with wood effect work surface and cream colour splash back tiling. Five burner gas hob with extractor over. Built in double oven. Hotpoint dishwasher. Ceramic tile flooring. Double glazed window looking in to conservatory. One and a half bowl stainless steel sink unit.

DINING AREA: L shape

Double glazed French doors into conservatory. Log burner. Wood effect flooring. Radiator. Under stairs cupboard.

Conservatory

14'9 x 6'6

Double glazed with French doors leading to the garden at the rear. Light and power. Oakwood effect vinyl flooring

Living Room

13'1 at max x 12'3 at max

Open fire. Radiator. Carpet. Double glazed bay window to front

Shower Room

White low level toilet and wash hand basin. Large walk in shower. Double glazed window to front. Radiator. Vinyl flooring. Wood panelling to lower half of walls

First Floor

Bedroom One - Rear

13' at max x 11'5

Double glazed window to rear. Radiator. Carpet. Sloping ceiling at one side. Door to eaves storage

Bedroom Two - Front

13' at max x 10'2

Double glazed window to front. Carpet. Sloping ceiling at one side. Radiator.

Exterior

Lawned garden to the front with long driveway providing off road parking. Long garden at the rear with vegetable areas, shed and decking

Rent - £1,200 Per Calendar Month

Tenancy Deposit - £1,380. This is refunded without interest at the end of the tenancy provided there is no loss or damage.


Lease - An Assured Shorthold Tenancy of six or twelve months' duration.

Local Authority - Dover

Council Tax Band C

Viewing: By appointment through Finn's, Sandwich - tel: 01304 614471

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	84
England & Wales	EU Directive 2002/91/EC 	

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Date: These particulars were prepared on: