



Wantsume Lees, Sandwich, CT13 9JF

£340,000



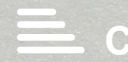
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- CHAIN FREE
- OFF STREET PARKING FOR 2 CARS
- SEPARATE WC & BATHROOM
- CLOSE TO SANDWICH TOWN & MAINLINE STATION
- GARAGE WITH POWER & LIGHT
- 3 BEDROOM SEMI DETACHED HOUSE
- SUNNY REAR GARDEN
- CLOSE TO PRIMARY / JUNIOR & SECONDARY SCHOOLS
- MODERN INTEGRATED KITCHEN



GROUND FLOOR

ENTRANCE HALL

LOUNGE
24'1" x 13'2" (7.35 x 4.02)

KITCHEN
10'9" x 8'9" (3.30 x 2.68)

FIRST FLOOR

LANDING

BEDROOM 1
13'10" x 9'1" (4.24 x 2.79)

BEDROOM 2
11'5" x 9'4" (3.49 x 2.87)

BEDROOM 3
9'1" x 8'0" (2.77 x 2.45)

BATHROOM

WC

EXTERNAL

REAR GARDEN

FRONT GARDEN



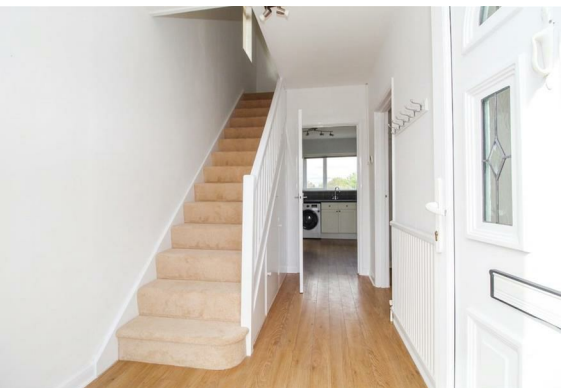


CHAIN FREE ~ 3 BED SEMI DETACHED HOUSE ~ SOUGHT AFTER SANDWICH LOCATION

TMS ESTATE AGENTS are delighted to offer to the market this well presented 3 bedroom semi detached house in Wantsome Lees, properties rarely become available in this quiet cul de sac in the historic Cinque Port town of Sandwich.

To the ground floor you will find a spacious entrance hall, large through lounge with Patio doors to the garden, and well presented kitchen with integrated fridge and freezer, gas hob and electric oven also with access to the garden. To the first floor are 2 double bedrooms both with excellent storage and a good sized third bedroom. There is a bathroom with shower over the bath and a separate W.C.

Externally there is a generous sized garden with patio area and laid to lawn, there is a detached garage space with power and light.



Close by are 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. The Princes Golf Club and Royal St Georges Golf Club are close by 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 away.

EPC Rating C - Council Tax C

Call TMS ESTATE AGENTS today to book your accompanied viewing.

Floor Plan



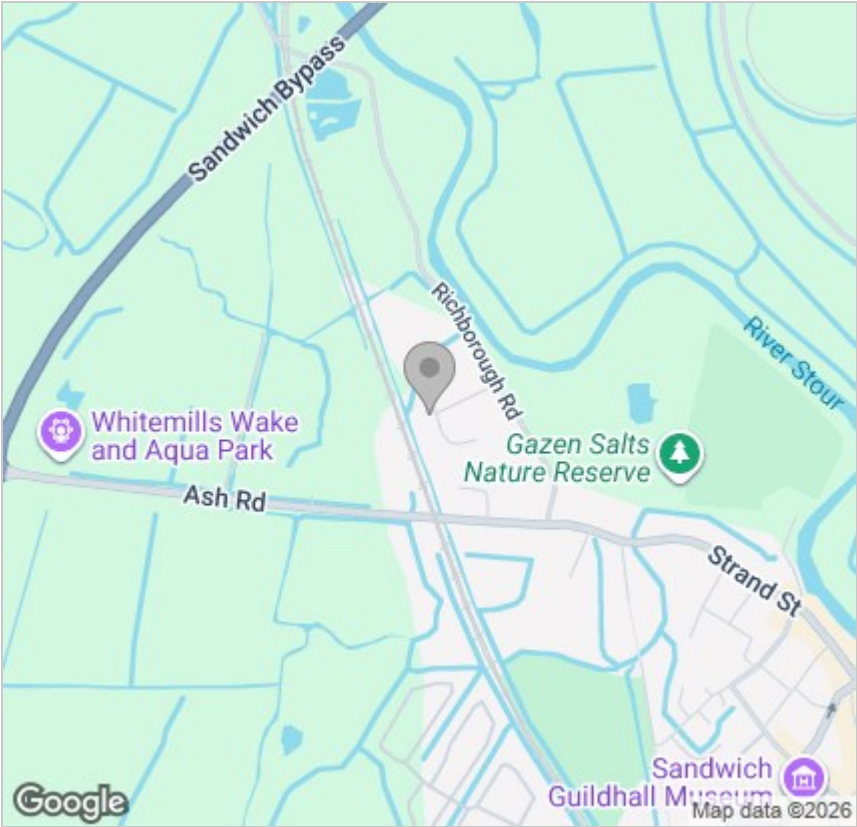
Viewing

Please contact our TMS ESTATE AGENTS Office on 01843 866055 if you wish to arrange a viewing appointment for this property or require further information.

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.

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Area Map



Energy Efficiency Graph

