1 The Beagrams, The Butts, Loop Street
Sandwich, CT13 9HG
£227,000

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1 The Beagrams

The Butts, Loop Street, Sandwich

An exciting opportunity to acquire a charming period cottage in need of comprehensive refurbishment, with no onward chain.

Situation

Loop Street is located within the ancient town's centre and adjoins The Butts, the site of the old town wall, just at the end of the street with the town cricket field beyond. The property itself sits on the corner of Loop Street and The Butts enjoying a quiet yet very convenient setting with the Coop supermarket being only 150 yards away and the rest of the town centre shops and amenities only a few yards further. Everything you need is within easy walking distance. There are high speed rail services to London St. Pancras and regular bus services to surrounding towns, including Dover and Canterbury. Sandwich has good recreation facilities with sports centres, Gyms, tennis club, sailing club and an array of excellent golf courses all within a mile or two of the house.

The Property

This charming period cottage has an attractive weatherboarded and brick facade under a pitched interlocking tiled roof and is arranged as a back-to-back semi-detached property with the neighbouring cottage. The property benefits from gas central heating plus a fitted kitchen and shower room but is in need of comprehensive refurbishment throughout. To the ground floor are a sitting room and separate dining room plus a small lobby leading to the kitchen and shower room. The kitchen has a modest range of shaker units, integrated cooking appliances and direct access to the garden. To the first floor are two double bedrooms whilst an attic room occupies the second floor, accessed via concealed ladder steps in the second bedroom. This chain free home offers an exciting opportunity to acquire a charming period cottage in an idyllic town centre setting.

Outside

A triangular garden, including a greenhouse, extends to the side and is enclosed by a low stone and flint wall. A small off road parking space lies to the end of the garden with vehicular access from Loop Street.

Services

All mains' services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

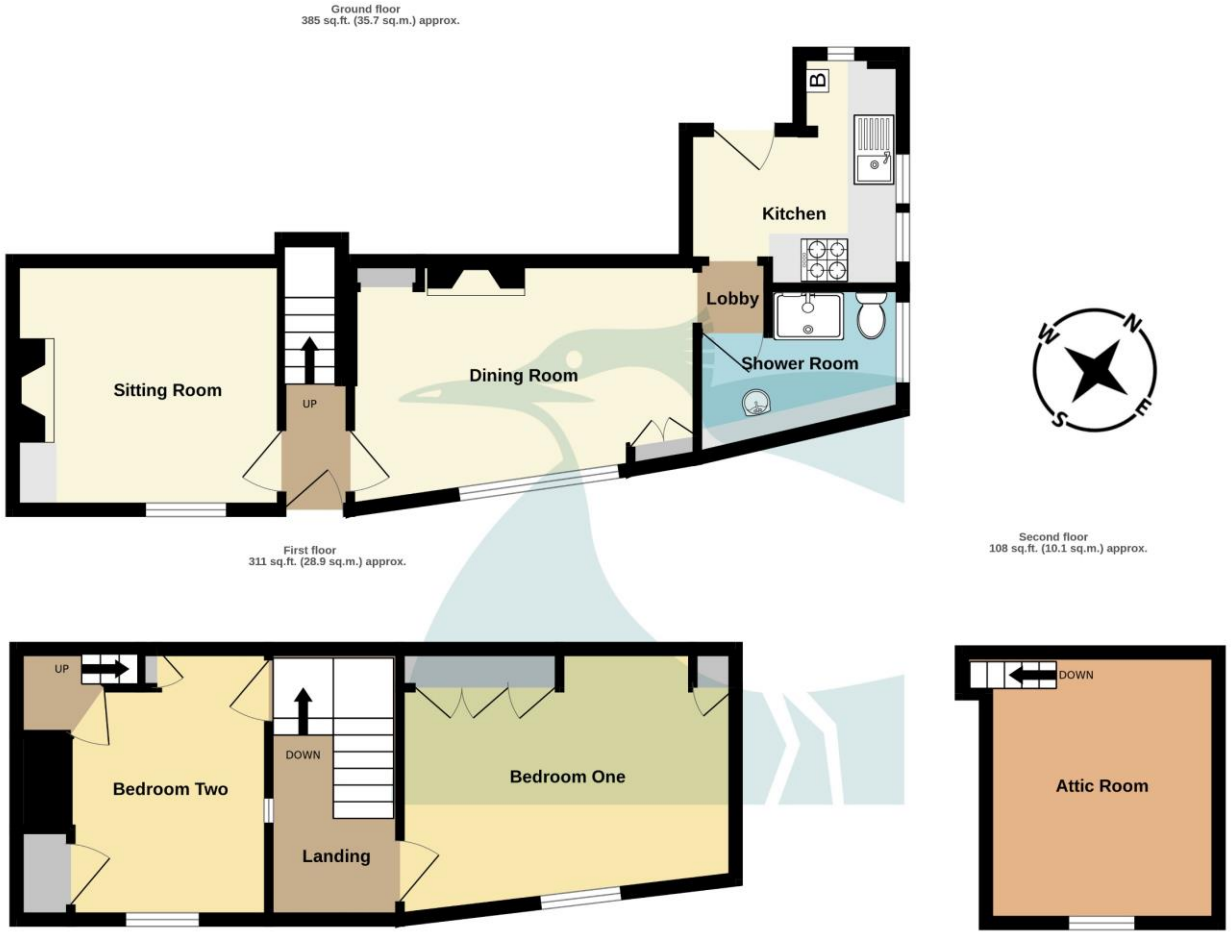
Current Council Tax Band: B

EPC Rating: D

Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.

To view this property call Colebrook Sturrock on 01304 612197



TOTAL FLOOR AREA : 804 sq.ft. (74.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Sitting Room
11' 1" into recess x 10' 3" (3.38m x 3.12m)

Dining Room
13' 6" x 8' 8" (4.11m x 2.64m)

Kitchen
L-shaped 9' 7" max x 8' 11" max (2.92m x 2.72m)

Shower Room
8' 10" x Approx 7' 0" max (2.69m x 2.13m)

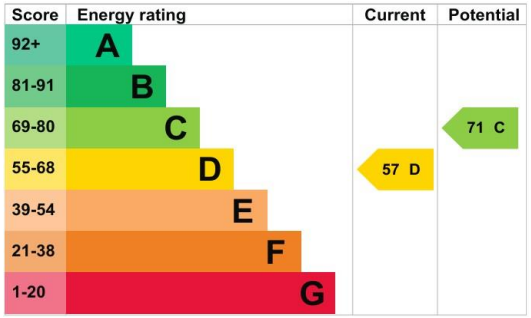
First Floor

Bedroom One
13' 6" x 9' 4" (4.11m x 2.84m)

Bedroom Two
11' 3" max x 8' 2" (3.43m x 2.49m)

Second Floor

Attic Room
11' 4" x 9' 7" (3.45m x 2.92m)



19 Market Street, Sandwich, Kent CT13 9DA
t: 01304 612197
sandwich@colebrooksturrock.com

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