

8 Fisher Street
Sandwich, CT13 9EJ
£375,000

colebrooksturrock.com





8 Fisher Street

Sandwich

A deceptively spacious modern end of terrace, enjoying a convenient town centre location, close to The Quay.

Situation

Fisher Street is a highly sought-after residential street just a few yards away from the main entrance to St Clements' church and The Historic Quay. The surrounding roads are brimming with attractive beamed cottages forming part of the conservation area of this medieval Cinque Ports town. Sandwich offers 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 and the nearby Thanet Parkway Stations 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 distant.

The Property

Situated in the picturesque and sought after Fisher Street No: 8 is conveniently positioned for both the town centre and The Quay and boasts deceptively spacious modern accommodation and off-road parking. The entrance hallway opens to a bright fitted kitchen to the front and a sitting/dining room to the rear complete with exposed brick focal point fireplace and direct access to the west facing courtyard garden. To the first floor are three good size double bedrooms serviced by a modern family bathroom and contemporary ensuite bathroom to the principal bedroom. Further benefits include gas central heating and no onward chain.

Outside

To the rear the property enjoys an enclosed west facing courtyard accessed directly from the sitting/dining room. A timber pedestrian gate gives access to the rear resident's car park to which No: 8 has one allocated space. There are also two visitor parking spaces.

Services

All mains' services are connected to the property.

Local Authority

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

Tenure

Freehold

Current Council Tax Band: D

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.



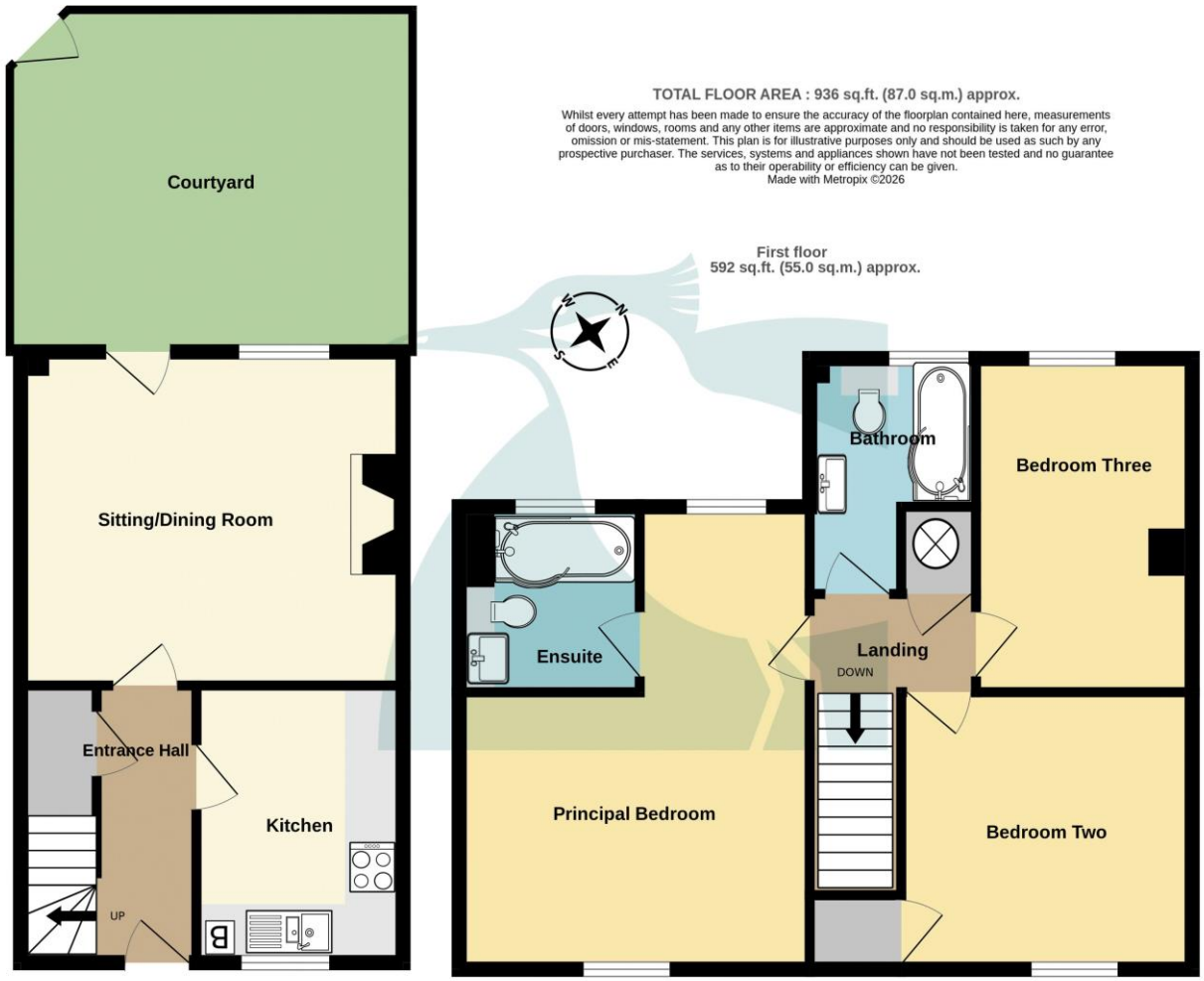






To view this property call Colebrook Sturrock on 01304 612197

Ground floor
344 sq.ft. (32.0 sq.m.) approx.



TOTAL FLOOR AREA : 936 sq.ft. (87.0 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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First floor
592 sq.ft. (55.0 sq.m.) approx.

Kitchen
10' 9" x 8' 1" (3.27m x 2.46m)

Sitting/Dining Room
14' 11" x 12' 11" (4.54m x 3.93m)

Courtyard
15' 10" x 13' 3" (4.82m x 4.04m)

First Floor

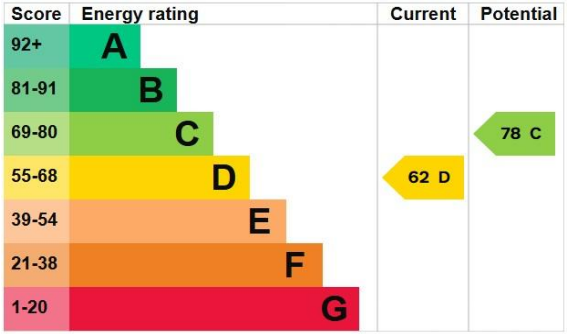
Principal Bedroom
13' 8" x 10' 8" (4.16m x 3.25m) extending to 18' 1" (5.51m)

Ensuite
7' 0" x 6' 7" (2.13m x 2.01m)

Bedroom Two
11' 4" x 10' 8" (3.45m x 3.25m)

Bedroom Three
13' 0" x 8' 5" (3.96m x 2.56m)

Bathroom
L-shaped 9' 1" max x 6' 1" max (2.77m x 1.85m)



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