

CPR Certificate Not Signed

**Price**

**£350,000**

**Freehold**

3x  1x  2x 

Stone Cross Lees,  
Sandwich, Kent, CT13

*Wards*  
Helping you move forwards





## Main features

- No onward chain
- Corner plot with wrap around garden
- Off-road parking and garage
- Currently a blank canvas and has potential to modernise throughout
- Quiet location and within a short distance to Sandwich town centre



## Accommodation

### GROUND FLOOR

Entrance Hallway

Bedroom 3: 8'10 x 7'11 (2.69m x 2.41m)

Bedroom 1: 12'9 x 10'11 (3.89m x 3.33m)

Bathroom

Separate Toilet

Kitchen: 20'1 x 10'1 (6.13m x 3.08m)

Dining Room: 9'11 x 7'11 (3.02m x 2.41m)

Lounge: 15'8 x 12'5 (4.78m x 3.79m)

Bedroom 2: 12'6 x 7'10 (3.81m x 2.39m)

### OUTSIDE

Rear Garden

Driveway

Garage



**Call Deal - 01304 361420 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)**

- If buying to let, the energy rating will need to be improved to at least 'E' rating before you can let the property
- Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details
- Appliances & services are untested, dimensions are approximate and floor plans are not to scale



10635529/20250826/WSM/WSM