



50 St Georges Road
Sandwich, CT13 9LG
£279,000

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50 St. Georges Road

Sandwich

A modern end of terrace home offering well proportioned accommodation, a garage en-bloc, and no onward chain.

Situation

The popular historic Cinque Port town of 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 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

St. Georges Road is a sought-after residential location just outside the town walls with No: 50 enjoying an end of terrace position together with a south-west facing garden and a garage en-bloc. Internally the well-proportioned accommodation comprises; an entrance vestibule leading through to an entrance hallway, with useful ground floor cloakroom. To the front lies the kitchen/breakfast room and a spacious sitting/dining room occupies the rear, with French doors opening onto a conservatory and the rear garden beyond. To the first floor are three bedrooms, two double and one single, serviced by a bathroom. This chain free home is also fully double glazed and gas centrally heated.

Outside

The property is set back from the road by an open lawned garden, with established planting and a

central pathway. A timber gate gives side access to an enclosed south-west facing rear garden, measuring 27' 3" x 21' 5" (8.30m x 6.52m) plus side returns. The space is predominantly paved and bounded by planted borders whilst a further timber gate to the rear leads to a single garage en-bloc measuring 16' 5" x 8' 0" (5.00m x 2.44m).

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: C

EPC Rating: C

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 381155**



Kitchen/Breakfast Room

10' 4" x 10' 0" (3.15m x 3.05m)

Sitting/Dining Room

17' 5" x 16' 4" (5.30m x 4.97m)

Conservatory

8' 11" x 7' 5" (2.72m x 2.26m)

First Floor

Bedroom One

13' 2" x 10' 1" (4.01m x 3.07m)

Bedroom Two

12' 3" x 9' 0" (3.73m x 2.74m)

Bedroom Three

9' 1" x 7' 1" (2.77m x 2.16m)

Bathroom

6' 0" x 5' 4" (1.83m x 1.62m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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