



Stonar Close

Sandwich, Kent, CT13 9LH

Guide Price £300,000

Freehold

This semi-detached home is ideally positioned just a short walk from Sandwich town centre, enjoying the rare advantage of being adjacent to a well-maintained open park while benefitting from convenient on-street parking. Offered to the market **chain-free**, the property has historically been used as a buy-to-let investment and now presents an excellent opportunity for home movers or investors alike. It would benefit from some internal updating and modernisation, offering huge potential to enhance the existing accommodation and create a comfortable, contemporary home.

The ground floor opens into a welcoming hallway leading to a spacious living room and a large kitchen/dining room, providing an ideal space for family life and entertaining. Beyond the kitchen, a practical utility room and store offer additional functionality and direct access to the rear garden.

Upstairs, the first floor offers well-proportioned bedrooms and a family bathroom, with scope for reconfiguration or extension, subject to the necessary consents.

Externally, the property is set back from the road with a neat front lawn, while the rear garden provides a sunny and private outdoor space complete with a patio area, garden office and shed—perfect for work, relaxation or hobbies.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Kitchen/Dining Room	6.73 x 2.56
Living Room.	4.64 x 3.48
Utility Room	2.40 x 2.35
Store	2.35 x 1.06

First Floor

Bedroom 1	4.65 x 2.88
Bedroom 2	3.08 x 2.62
Bedroom 3	2.18 x 2.03

External

Garden Office	3.98 x 2.80
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Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band C (Dover District Council)

Energy Rating: Current 54 | E. Potential 75 | C.

Viewing by appointment only: Finn's Sandwich
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Stonar Close, Sandwich

Approximate Gross Internal Area = 91.83 sq m / 988.45 sq ft

Garden Office = 11.14 sq m / 119.91 sq ft

Total = 102.97 sq m / 1108.36 sq ft

For identification only - Not to scale



Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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