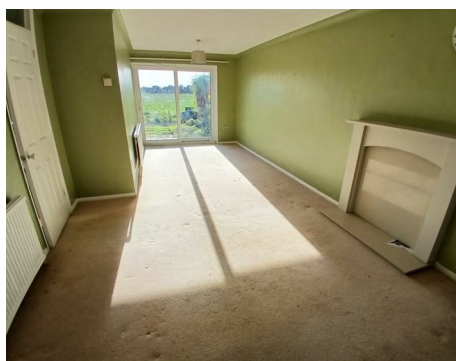


33 Sandown Lees

Sandwich  
CT13 9NZ

£1,050

Finn's  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Sales: 01304 612147  
Lettings: 01304 614471  
e: sandwich@finns.co.uk  
www.finns.co.uk



• Three bedroom terrace property • Views across farmland • Front and rear gardens • Gas central heating • Garage en bloc • Dover district council tax band C • Available mid October • No Pets • Deposit £1,210.00 • EPC C

Deposit: £1,210

EPC rating

[www.finns.co.uk](http://www.finns.co.uk) 01304 614471



Three bedroom terrace property with kitchen, cloakroom, storage, cupboard, through lounge diner with views across adjacent farmland. First floor two double bedrooms one single. Bathroom with shower over. Garage En-bloc. Gardens front and rear. No smokers No Pets

**Rent** - £1,050

**Tenancy Deposit** - £1,210. This is refunded without interest at the end of the tenancy provided there is no loss or damage.

**Lease** - An Assured Shorthold Tenancy of six or twelve months' duration.

**Local Authority** - Dover District Council  
**Council Tax** Band C

Viewing: By appointment through Finn's, Sandwich - tel: 01304 614471

#### ENTRANCE HALL

#### CLOAKROOM

#### KITCHEN

8'4" x 8'4"

Fitted wall and base units with worksurfaces over. Gas hob and electric oven, wall mounted boiler, plumbing for washing machine, double glazed door to the rear garden.

#### LIVING/DINING ROOM

23'8" x 11'

reducing to 8'8" into the dining area.

#### FIRST FLOOR

#### BEDROOM ONE

12'2" x 11'3"

Radiator Double Glazed window to the rear

#### BEDROOM TWO

11'3" x 9'

Radiator double glazed window to the front

#### BEDROOM THREE

8' x 8'3"

Radiator built-in Wardrobe and double glazed window to the front

#### BATHROOM

White suite comprising paneled bath with shower over pedestal wash hand basin WC radiator, wall tiling and double glazed window to the rear.

#### EXTERIOR

Garden to the front. To the rear ,small garden of lawn and paved patio overlooking farmland to the rear.

Viewing: By appointment through Finn's, Sandwich - Telephone: 01304 614471

Date: These particulars were prepared on:

### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
	73	85
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 