



Fordwich Place, Sandwich

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Fordwich Place

Sandwich, Kent, CT13 0RA

Guide Price £375,000

Freehold

Situated in the peaceful cul-de-sac of Fordwich Place, is this excellent family home is on the doorstep to Sandwich's wide range of local amenities, schools, and transport links. This property is not one to miss due to the location being in extremely high demand and very popular for all wanting to live in in close proximity to the town centre.

Starting on the ground floor you begin with the entrance hallway with WC, a modern fitted kitchen with integral appliances, and towards the rear of the property you find a bright and welcoming reception room with sliding doors out on to the patio seating area.

On the first floor you will find a three-piece family bathroom, two double bedrooms both with built in storage, and further single bedroom with its versatility of being a convenient study room.

Lastly on the second floor there is a good-sized main bedroom with Velux windows and a further three-piece shower room.

Externally to the property, there is off road parking, a single garage with rear access, as well as a lawned front garden and sunny aspect rear garden.

Situated in a quiet cul-de-sac, Fordwich Place is conveniently located within walking distance of Sandwich town centre, which is favour for its rich Medieval history and bustling market streets. With access to the town via the A256 and central train station, visitors can immerse themselves in an array of attractions including two championship golf course and a broad choice of restaurants, pubs and cafes.



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

Ground Floor

Entrance hallway
WC
Kitchen
Living room

First Floor

Family Bathroom
Bedroom 2
Bedroom 3
Bedroom 4

Second Floor

Bedroom 1
Shower room

External

Driveway
Front garden
Rear Garden

Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band D (Dover District Council)

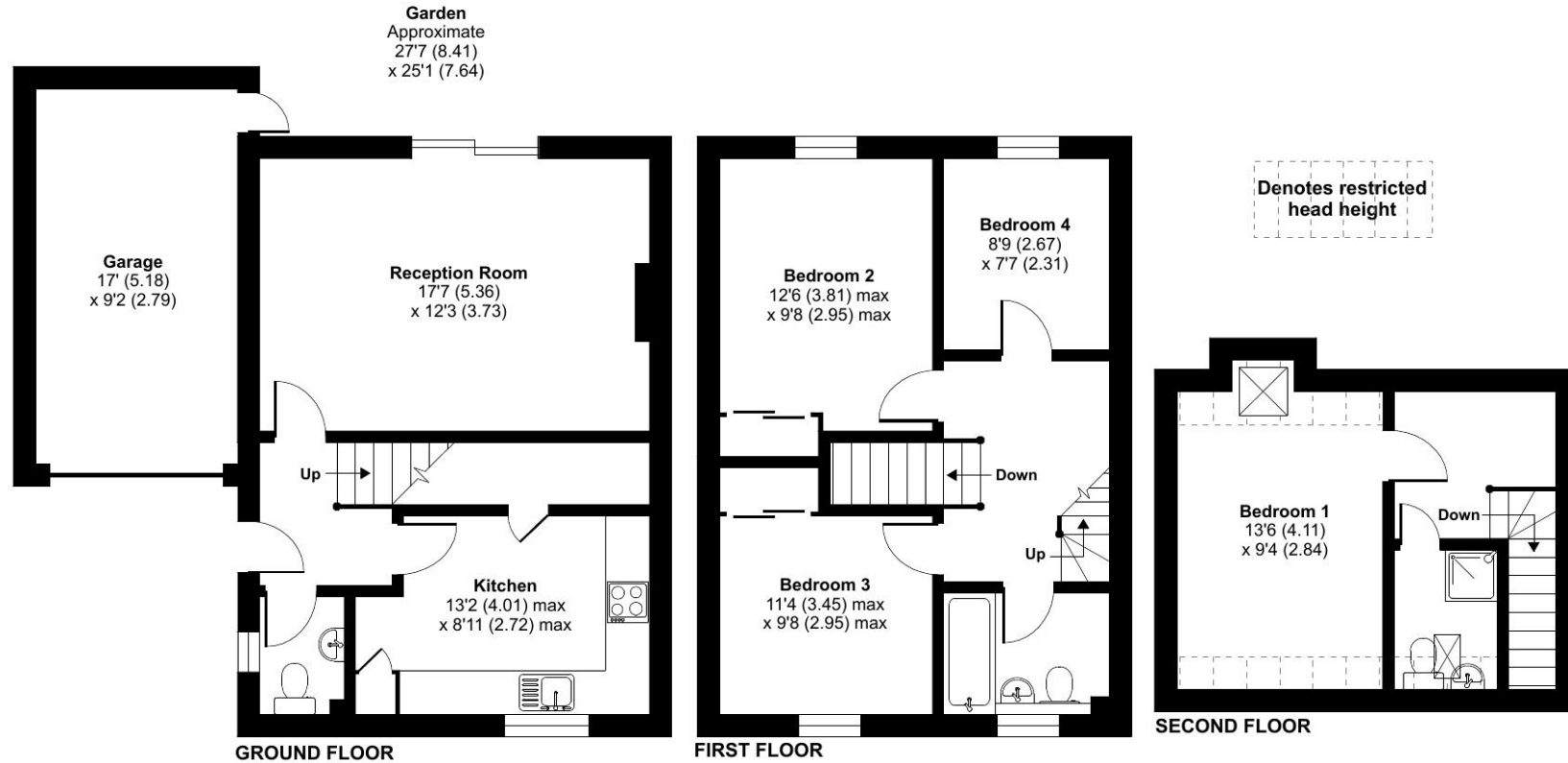
Energy rating: Current 72 | C. Potential 84 | B.

Viewing by appointment only: Finn's Sandwich
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Approximate Area = 1083 sq ft / 100.6 sq m
 Limited Use Area(s) = 39 sq ft / 3.6 sq m
 Garage = 155 sq ft / 14.4 sq m
 Total = 1277 sq ft / 118.6 sq m
 For identification only - Not to scale



**Certified
 Property
 Measurer**

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023.
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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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