76 St Georges Road Sandwich Kent CT13 9LG

£1,600 PCM

Finn's
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Close to Sandwich town
 Three Bedrooms
 Conservatory
 Gas Central
 Heating
 Enclosed Garden
 Off Road Parking
 EPC C
 Council Tax Band
 C
 Sorry no pets considered
 Available Mid September

Deposit: £1,845 EPC rating



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Located in this sought after area of the town and close to schools, train station and local amenities, a well presented semi detached family home available unfurnished. Accommodation comprises entrance hall, kitchen, cloakroom and conservatory to the ground floor with three bedrooms and bathroom on the first floor. The property has gas central heating, double glazing, garden and summerhouse with light and power. There is a communal parking area to the rear.

Rent - £1,600 PCM

Tenancy Deposit - £1,845. 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

Double glazed door with further inner door. Radiator. Stairs to first floor

Cloakroom

White low level wc and small wash hand basin

Kitchen

10'3 x 10'1

Double glazed window to front. Range of wall, drawer and base units in wood effect. Complementary work surface and upstand. One and a half bowl stainless steel sink and drainer. Built in double oven, electric hob with extractor over. Space for appliances. Tiled floor. Radiator. Cupboard housing gas fired boiler

Living Room

Sliding door and window to conservatory. Radiator. Coal effect fire

Conservatory

Shaped conservatory with polycarbonate roof. Tiled floor. Doors to garden

First Floor

Redroom One 13'2 x 7'3

Double gla

ed window to rear. Carpet. Radiator

Bedroom Two

11'2 to cupboard x 8'9

Double glazed window to rear. Carpet. Radiator. Built in wardrobe cupboard

Bedroom Three

8'1 x 7'11

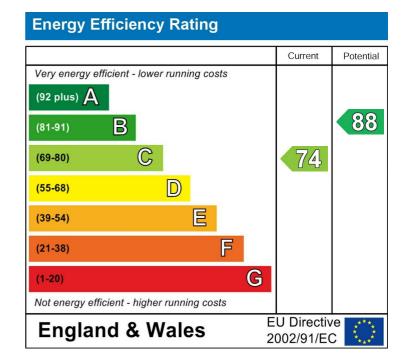
Double glazed window to rear. Carpet. Radiator.

Fully tiled walls and floor. Feature built in mirror to one wall. White suite comprising wash hand basin in vanity unit, low level toilet and bath. Separate shower cubicle Chrome ladder style radiator.

Exterior

Lawn area to the front with path leading to front door.

Fenced garden to the rear, mainly laid to lawn. Rear access to parking area (not allocated). Timber summerhouse with light and power with decking area around



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Date: These particulars were prepared on:

