

76 St Georges Road
Sandwich
Kent
CT13 9LG

£1,600 PCM

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



• 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

www.finns.co.uk 01304 614471



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.

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
16'4 x 16'3
Sliding door and window to conservatory. Radiator. Coal effect fire

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

First Floor

Bedroom One
13'2 x 7'3
Double glazed 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.

Bathroom
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.

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		88
(69-80) C	74	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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01304 614471

Date: These particulars were prepared on:

