

33 Sandown Lees

Sandwich
CT13 9NZ

£1,275

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 £1470 • EPC C

Deposit: £1,470

EPC rating

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.

Rent - £1,275

Tenancy Deposit - £1,470. 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	73	85
England & Wales		EU Directive 2002/91/EC 

