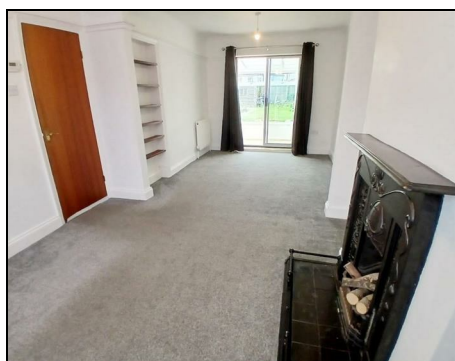


66 Poulders Gardens

Sandwich
CT13 0AJ

£1,250 Per Calendar Month

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



• Semi Detached Family Home • Unfurnished • Three Bedrooms • Double Glazing • Gas Central Heating • Good size rear garden • Off road parking to front • Family pet may be considered • Deposit £1,440.00 • Council Tax Band B EPC Band D

Deposit: £1,440

EPC rating

www.finns.co.uk 01304 614471



Located on the outskirts of the Cinque Ports town of Sandwich, this family home is ideally situated for access to local schools, and shops with a childrens play area close by. Available unfurnished, the accommodation comprises, entrance hall, living / dining room, kitchen, cloakroom and conservatory on the ground floor with three bedrooms and bathroom on the first floor. Benefits include double glazing, gas central heating, good size rear garden and off road parking for two cars to the front.

A family pet may be considered.

Entrance

Double glazed door to porch with further door leading to the entrance hall. Stairs to first floor. Radiator.

Living /Dining Room

20'7 x 10'6

Double glazed windows to front. Sliding door to conservator. Two radiators. Building shelving. Carpet. Ornamental fireplace

Kitchen/Diner

11'2 at max x 6'9

Double glazed window to side. White gloss wall, drawer and base units with matching larder style cupboard. Space for cooker with extractor over. Stainless steel sink and drainer. Beech colour work surface and white splash back tiling. Space for washing machine and fridge/freezer. Wood effect vinyl flooring. Gas fired boiler. Door to understairs cupboard. Door to conservatory.

Conservatory

11'9 x 6'1

Double glazed with polycarbonate roof. Radiator. Wood effect vinyl flooring

Cloakroom

White low level toilet and wash hand basin

FIRST FLOOR

Bathroom

White suite comprising low level toilet, pedestal wash hand basin and bath with shower over. Double glazed window. Grey Oak wood effect vinyl flooring. Tiled walls. Ladder style radiator

Bedroom One

10'5 x 10'1

Double glazed window to front. Carpet. Radiator

Bedroom Two

10' x 9'5

Double glazed window to front. Carpet. Radiator

Bedroom Three

6'9 x 6'8

Double glazed window to front.. Carpet. Radiator

Rent - £1,250 Per Calendar Month

Tenancy Deposit - £1,440. 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 - DDC

Council Tax Band B

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		83
(69-80) C		
(55-68) D	66	
(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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Date: These particulars were prepared on:

