

Kia Katina Mill Lane
Eastry
Sandwich
CT13 0LD

£1,150 Per 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



• Mid terrace two bedroom property in the Village of Eastry • Recently decorated throughout • Newly carpeted • Garage and parking • EPC Band C • Deposit £1,325 • Available now

Deposit: £1,325

EPC rating

Located in the village of Eastry, this mid terrace two bedroom property has recently been decorated throughout and has new carpets. The accommodation comprises, living room, kitchen and conservatory on the ground floor with two bedrooms and bathroom on the first floor. The property has gas central heating, gardens to front and rear, garage and parking.

Entrance Hall
Stairs to first floor

Living Room
13'2 x 12'2
Double glazed window to front. Ornamental fireplace.
Radiator. Carpet

Kitchen
15'6 at max X 6'9
Double glazed window into conservatory. Door to lobby.
Range of wall and base units. Space for appliances and space for electric cooker. Radiator. Vinyl flooring. Door to under stairs cupboard and further built in cupboard with shelving.

Conservatory
8'6 X 7'8
Double glazed with doors to rear garden. Vinyl flooring.

Bedroom One
15'8 X 10'5
Double glazed window to front. Radiator. Carpet.

Bedroom Two
9'9 to cupboard x 8'3
Double glazed window to rear. Radiator. Carpet. Built in cupboards.

Bathroom
Double glazed window to rear. White suite comprising low level toilet, pedestal wash hand basin and bath with shower over. Radiator. Vinyl flooring.

Exterior
Hedge enclosed front garden mainly laid to lawn with pathway leading to front door. Enclosed garden to the rear with lawn. Door to rear of garage with gate leading to parking area and garage entrance.

Viewing: By appointment through Finn's, Sandwich - Telephone: 01304 614471

Date: These particulars were prepared on:

Rent - £1,150 Per Month

Tenancy Deposit - £1,325. 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
Council Tax Band C

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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		87
(69-80) C	72	
(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 	