



55 Dover Road
Sandwich, CT13 0BX
£269,000

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55 Dover Road

Sandwich

A well-proportioned, end of terrace Victorian family home, offering light and airy accommodation as well as a good size garden and no onward chain.

Situation

The popular historic Cinque Port town of Sandwich offers a comprehensive range of amenities including supermarket, independent shops, bank, post office, chemist, doctor and dentist surgeries, restaurants, public houses and a choice of well-regarded schools and leisure facilities. The Princes Golf Club and Royal St Georges Golf Club are close by at Sandwich Bay. From Sandwich there are connecting train services to London St Pancras and Charing Cross, whilst the A299 Thanet Way facilitates rapid access to the M2 motorway. For channel crossings the port of Dover is approximately 13 miles and the Channel Tunnel terminal at Cheriton is approximately 22 miles distant.

The Property

A well proportioned end of terrace Victorian family home with attractive brick and bay windowed facade offering light and airy accommodation and no onward chain. The property offers great scope, is gas centrally heated and has been decorated throughout to provide a blank canvas in which to make it your own. The entrance hallway leads through to two back to back reception rooms with a sitting room to front, boasting an ornate feature fireplace, and dining room with understairs storage space. To rear lies the light filled kitchen, fitted with a range of shaker units, and a useful storage room. To the first floor are two double bedrooms and a spacious bathroom.

Outside

An elevated garden lies to the front with steps up to the main entrance. Side access lies adjacent with a timber gate accessing the rear garden. The rear

garden is enclosed and private with a large deck extending from the property with lawn beyond peppered with mature shrubs and trees.

Services

All mains services are understood to be connected to the property.

Local Authority

Dover District Council, White Cliffs Business Park, Whitfield, Dover, Kent, CT16 3PJ.

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: D

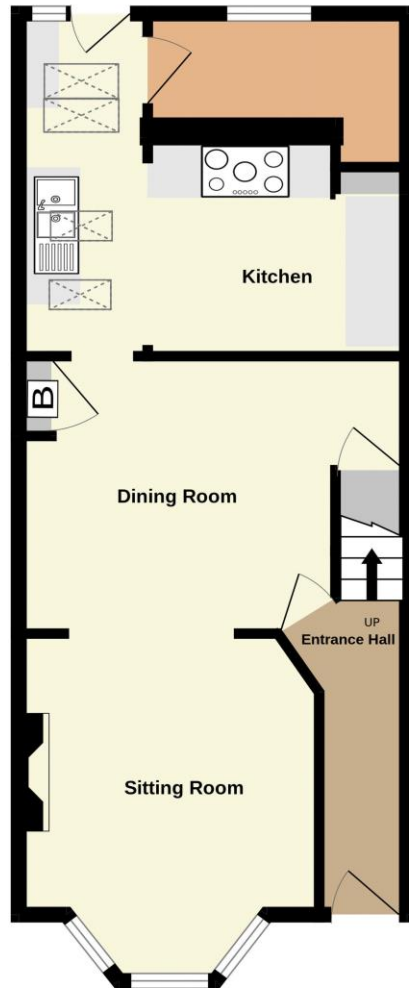
Agents Note

The property is 'bought as seen' and the Agents are unable to comment on the state and condition of any fixtures, fittings and appliances etc.



To view this property call Colebrook Sturrock on **01304 612197**

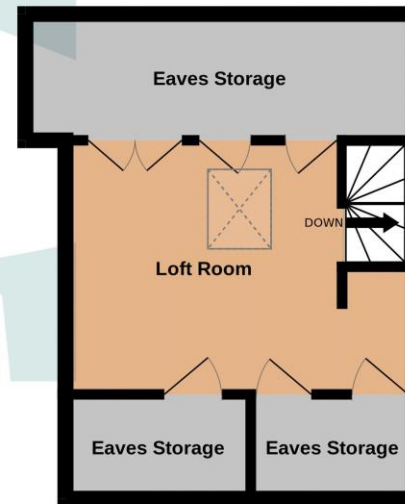
Ground floor
491 sq.ft. (45.6 sq.m.) approx.



First floor
361 sq.ft. (33.5 sq.m.) approx.



Second floor
241 sq.ft. (22.4 sq.m.) approx.



TOTAL FLOOR AREA : 1093 sq.ft. (101.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Sitting Room

13' 1" into bay x 11' 1" into recess (3.98m x 3.38m)

Dining Room

11' 8" x 10' 5" (3.55m x 3.17m) plus understairs recess

Kitchen

12' 11" x 4' 9" (3.93m x 1.45m) plus 8' 9" x 8' 0" (2.66m x 2.44m)

Rear Store Room

8' 9" x 3' 11" (2.66m x 1.19m)

First Floor

Bedroom One

12' 5" plus wardrobe depth x 10' 6" (3.78m x 3.20m)

Bedroom Two

10' 6" x 8' 5" (3.20m x 2.56m) plus recess

Bathroom

8' 8" x 8' 1" (2.64m x 2.46m)

Second Floor

Loft Room

10' 2" plus recess x 9' 6" (3.10m x 2.89m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.

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