



65, Dover Road,  
Sandwich, CT13 0BX  
£295,000

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# 65 Dover Road, Sandwich

A three bedroom mid-terrace cottage with good sized rear garden and within walking distance to the train station and town centre

## 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 charming mid-terrace cottage in need of some general refurbishment and modernisation. The accommodation comprises; entrance hall, sitting / dining room, fitted kitchen (electric Hotpoint cooker included), utility room, cloakroom, three bedrooms and a bathroom. There is a gas central heating system and uPVC double glazed windows. 100' rear garden.

## Outside

The cottage is elevated from the road and has a tiered paved front garden. The rear garden is fence enclosed with a part block and part timber framed structure which has been partly converted into an 'annexe style' building at the end which has two separate rooms and a cloakroom, with electric & water connected. There is a pedestrian rear access way right across this property and the end-terrace property beyond it.

## Services

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

## Local Authority

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

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77   C
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		





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

## Entrance Porch

## Sitting Room

14' 10" x 10' 4" (4.52m x 3.15m)

## Dining Room

14' 10" x 10' 8" (4.52m x 3.25m)

## Kitchen/Breakfast Room

13' 5" x 9' 0" (4.09m x 2.74m)

## Utility Room

13' 5" x 4' 6" (4.09m x 1.37m)

## WC

## First Floor Landing

## Bedroom One

14' 11" x 10' 6" (4.54m x 3.20m)

## Bedroom Two

10' 8" x 9' 8" (3.25m x 2.94m)

## Bedroom Three

9' 1" x 6' 1" (2.77m x 1.85m)

## Annexe Building

20' 11" x 10' 11" (6.37m x 3.32m) - Total

## Room One

13' 2" x 11' 11" (4.01m x 3.63m)

## Room Two

7' 7" x 6' 11" (2.31m x 2.11m)

## WC

4' 10" x 4' 10" (1.47m x 1.47m)



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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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