



4, Loop Street, Sandwich, CT13 9HE
£255,000

colebrooksturrock.com





4 Loop Street, Sandwich

A charming one bedroom cottage with courtyard garden and parking space in an enviable and quiet town centre location

Situation

Loop Street is located on the edge of the award-winning Stourfield development set within the ancient town's centre. The Butts, the site of the old town wall, lies just at the end of the street with the town cricket field beyond. A quiet yet very convenient setting with the Coop supermarket being only 150 yards away and the rest of the town centre shops and amenities only a few yards further. Everything you need is within easy walking distance. There are high speed rail services to London St. Pancras and regular bus services to surrounding towns, including Dover and Canterbury. Sandwich has good recreation facilities with sports centres, Gyms, tennis club, sailing club and an array of excellent golf courses all within a mile or two of the house.

Services

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

Local Authority

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

Tenure

Freehold

Current Council Tax Band: C

EPC Rating: C

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.



The Property

A very well presented attached house that was built in 1995 by Somerlee Homes, winning several awards for the care and attention paid by the architect in matching the varied street scenes of this medieval town. Arranged on two floors the accommodation comprises; entrance hall with useful storage cupboard, fitted kitchen, sitting room with rear access door into the wall enclosed courtyard garden and parking space. On the first floor there is a double bedroom with built-in cupboards, bathroom, and a secondary landing which could be used as a study area.

Outside

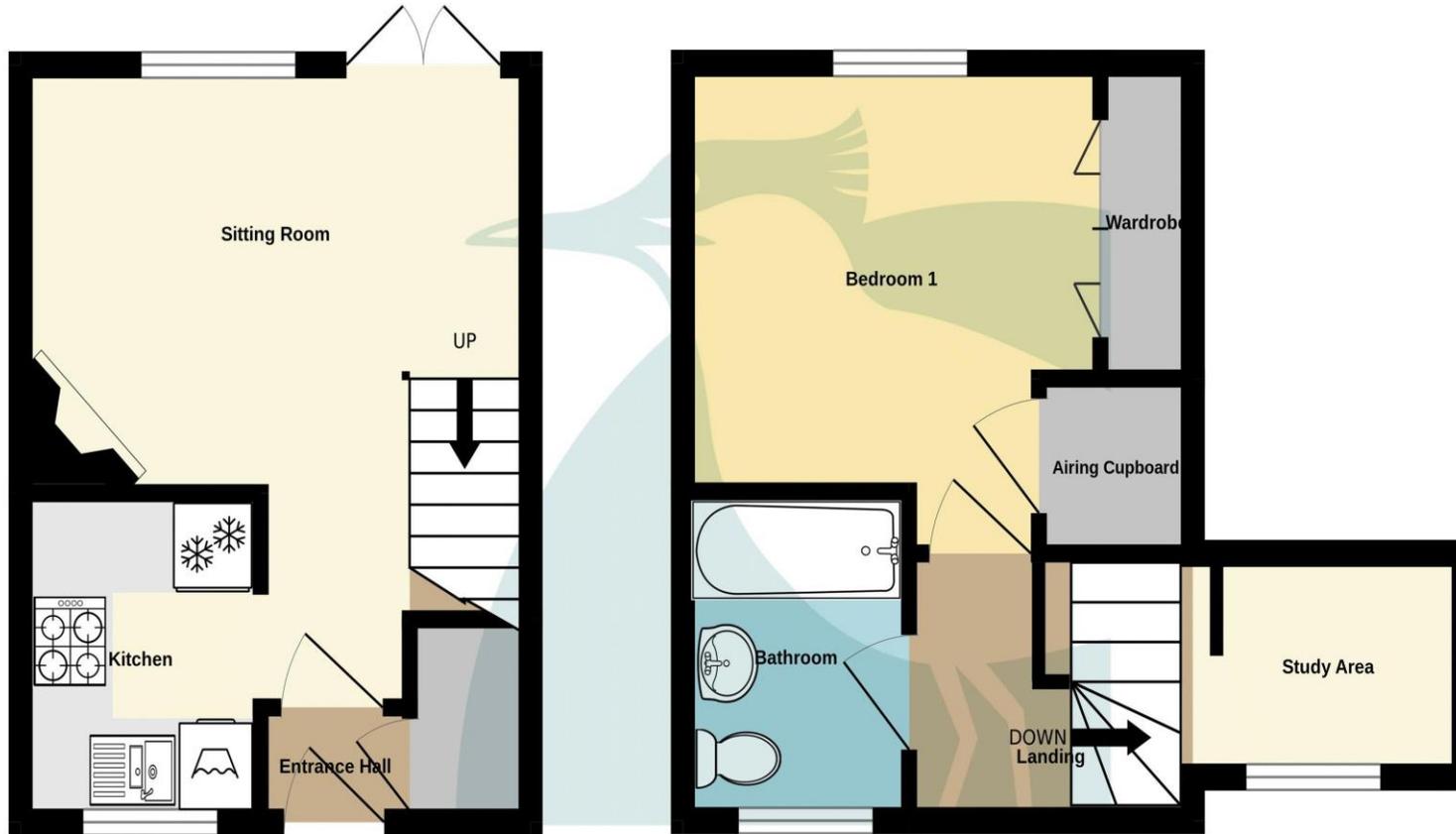
The rear courtyard garden is wall enclosed and low maintenance with access out from the rear of the garden leading into the off-road allocated parking space which goes with this property.



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

Ground floor
201 sq.ft. (18.7 sq.m.) approx.

1st floor
237 sq.ft. (22.0 sq.m.) approx.



Entrance Hallway

Kitchen

7' 2" x 5' 11" (2.18m x 1.80m)

Sitting Room

12' 6" x 9' 4" (3.81m x 2.84m)

Understairs Storage

First Floor Landing

Study Area

5' 9" x 4' 10" (1.75m x 1.47m)

Bedroom

10' 3" x 9' 5" (3.12m x 2.87m)

Built-In Wardrobes

7' 8" x 2' 1" (2.34m x 0.63m)

Bathroom

7' 2" x 5' 7" (2.18m x 1.70m)

Parking Space

For a single car immediately behind the walled garden

TOTAL FLOOR AREA : 438 sq.ft. (40.7 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.

Made with Metropix ©2023

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		



19 Market Street, Sandwich, Kent CT13 9DA
t: 01304 612197
sandwich@colebrooksturrock.com



colebrooksturrock.com



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.

C1180 Printed by Ravensworth 01670 713330

Also in: Ash • Elham • Hawkinge • Saltwood • Walmer