



80 St. George's Road  
Sandwich, CT13 9LG  
£285,000

[colebrooksturrock.com](http://colebrooksturrock.com)





# 80 St. George's Road, Sandwich

A mid terraced house, with vacant possession, in need of full refurbishment with 3 bedrooms, good garden and a garage to the rear.

## 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.

rear alley leading to the row of garages and to some off road parking, used by these houses. A single garage, en-bloc, has an up-and-over-door.

## Services

All the mains services run into the property but we understand the mains gas and electricity are presently unconnected/turned off by the utility companies, although the meters are in place.

## 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.

## The Property

Three bedroom mid terraced house in need of total refurbishment with NO CHAIN. There is a bathroom suite and downstairs WC fitted but the kitchen will need an immediate re-fit as will the windows which have some rot. The old gas boiler will need replacing but the radiators may be serviceable. Good size front and rear gardens and a garage en-bloc to the rear with access into the rear garden from the garages and parking area.

## Outside

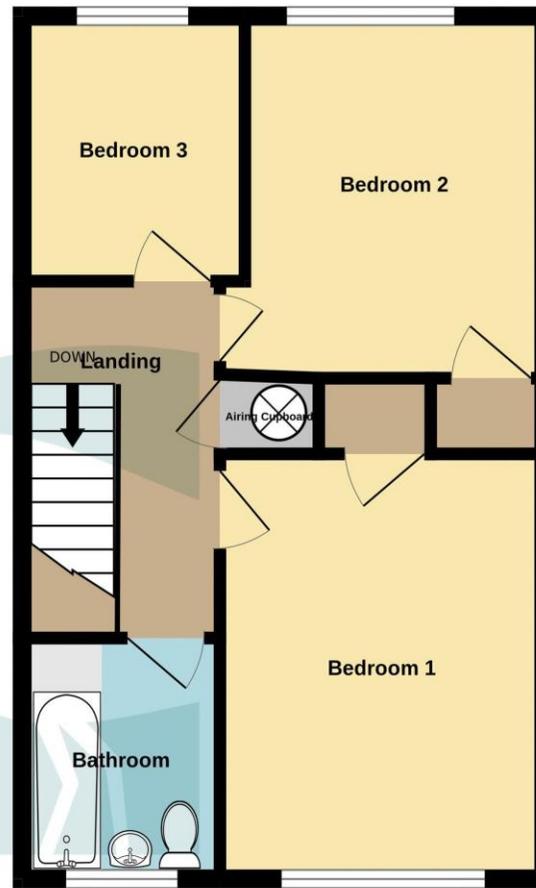
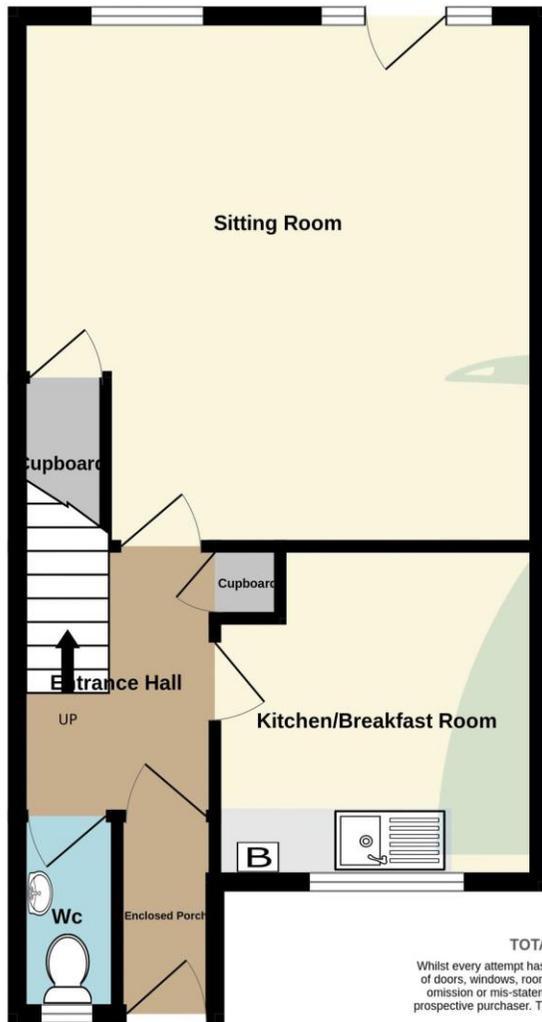
There is a good size open plan lawned garden to the front with a paved concrete path leading up to the front door. To the rear is a long garden with paved patio immediately behind the house, which catches the midday and afternoon sunshine. beyond the patio is a lawned area and with a further hard-standing to the end of the garden where there is a dilapidated shed and a gate leading out to a



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

Ground floor  
461 sq.ft. (42.8 sq.m.) approx.

1st floor  
433 sq.ft. (40.2 sq.m.) approx.



3 bed semi det house

TOTAL FLOOR AREA : 893 sq.ft. (83.0 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

### Enclosed Entrance Porch

6' 1" x 3' 0" (1.85m x 0.91m)

### Entrance Hallway

8' 4" x 5' 11" (2.54m x 1.80m)

### Sitting Room

16' 4" x 16' 4" (4.97m x 4.97m)

### Kitchen/Breakfast Room

10' 4" x 10' 0" (3.15m x 3.05m)

### Downstairs Cloakroom/WC

5' 6" x 2' 8" (1.68m x 0.81m)

### First Floor Landing

11' 1" x 6' 1" (3.38m x 1.85m)

### Bedroom 1

13' 2" x 10' 0" (4.01m x 3.05m)

### Bedroom 2

11' 2" x 8' 11" (3.40m x 2.72m)

### Bedroom 3

8' 2" x 7' 0" (2.49m x 2.13m)

### Bathroom/WC

7' 4" x 6' 1" (2.23m x 1.85m)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		91 B
69-80	C		
55-68	D	62 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: Elham • Hawkinge • Saltwood • Walmer