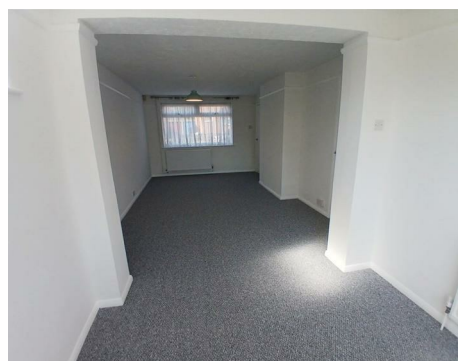


53 Burch Avenue

Sandwich
CT13 0AL

£1,350 Per Calendar 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



• Two bedrooms • Recently redecorated • New flooring • Gas central heating • Enclosed garden with patio area • Potential for vegetable garden • EPC Band C • Council Tax Band C • Deposit £1,555.00 • Available now

Deposit: £1,555

EPC rating

www.finns.co.uk 01304 614471



Available unfurnished, a two bedroom property ideally located for access to amenities and schools in the Cinque Ports Town of sandwich. The property has been recently decorated throughout and new flooring. Accommodation comprises kitchen, living room and boot room to the ground floor and two bedrooms and on the first floor. The property has gas central heating and double glazing and a good size garden to the rear.

Entrance Porch
Double glazed window and door. Carpet. Further door to entrance hall.
Entrance Hall
Stairs to first floor, radiator, carpet

Living Room
24'6 x 10'4 at max
Double glazed windows to front, side and rear. Two radiators, cord style carpet.

Kitchen
17' x 5'2 extending to 11'7 at max
Double glazed windows to front and side. Door to boot room. Range of wall and base units with cream fronts. One and a half bowl stainless steel sink and drainer. Gas hob. Built in double oven. Space for appliances. Wood effect work surface. Radiator. Wood effect vinyl flooring. Door to under stairs cupboard.

Boot Room
7'5 x 6'6
Double glazed window to rear. Borrowed light window to living room. Gas fired boiler. Door to side leading to garden. Work surface. Space for fridge/freezer. Wood effect vinyl flooring

First Floor

Bedroom One
17' x 10'4
Double glazed windows to front and rear, two radiators, carpet

Bedroom Two
11'6 reducing to 8'5 x 10'5 at max
Double glazed window to front. Radiator, carpet, cupboard with shelves

Bathroom
Double glazed window to side. White suite comprising bath with shower over, pedestal wash hand basin and low level toilet. Half tiled walls, tile effect vinyl flooring, ladder style radiator

Exterior
Path leading to front porch and side access gate, lawn area with mature planting in borders. Rear garden is approximately 74' in length, fence enclosed. Lawn area and further area for potential vegetable garden. Patio area.

Rent - £1,350 Per Calendar Month

Tenancy Deposit - £1,555. 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

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

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	77
(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 	

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

Date: These particulars were prepared on: