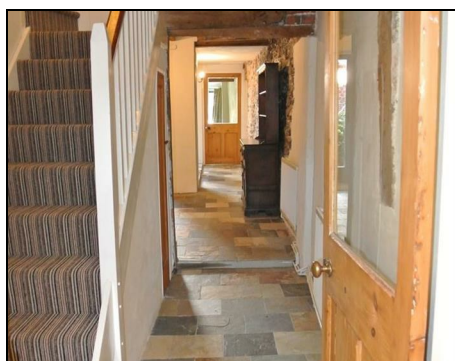


The Nook
17 Harnet Street
Sandwich
CT13 9ES

£1,400 Per 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



• Grade II Listed Cottage arranged over 3 Floors • 4 Bedrooms • 1 Reception • 2 Bathroom, One En-Suite • Character Features • Gas Central Heating • Enclosed Garden • Unfurnished • Council Tax Band B EPC Band E • Deposit £1,615.00

Deposit: £1,615

EPC rating E

Situated in the heart of the conservation area of the historic town of Sandwich is this delightful grade II listed cottage, with accommodation arranged over three floors. The property has been refurbished in the past yet maintains a host of charm and character features. Accommodation comprises, entrance hall, kitchen, living/dining room and cloakroom/utility to the ground floor, three bedrooms and bathroom on the first floor plus a further bedroom and en-suite bathroom in the attic room. Further benefits include gas fired central heating and a rear wall enclosed courtyard style garden.

Entrance
Lobby with flagstone floor, radiator

Kitchen
11'6" x 10'9"
Exposed timbers, part flint wall, flagstone floor, base units with cream coloured fronts, radiator, gas hob, electric oven, dishwasher, stainless steel sink and drainer, combi boiler, door to small inner courtyard.

Living Room
28'10" x 10'
Continuation of flagstone flooring, open fireplace, French doors leading to garden, four radiators.

Cloakroom/Utility
Toilet, sink, plumbing for washing machine.

FIRST FLOOR

Bedroom One
10'9" x 10'2"
Exposed beams, window to front, radiator, fitted carpet, built-in wardrobe cupboards

Bedroom Two
17' x 9'7"
Exposed beams, window to front, radiator, fitted carpet

Bedroom Three
8'9" x 7'10"
Window to rear, radiator, fitted carpet

Bathroom
White suite comprising bath with shower attachment, low level toilet and wash hand basin, radiator, vinyl flooring

SECOND FLOOR

Bedroom Four
10'11" x 6'2"
Two sloping ceiling areas with restricted height, two radiators, fitted carpet

En-Suite Bathroom
Restricted headroom, white suite comprising bath, low level toilet and wash hand basin, vinyl flooring

OUTSIDE

Rear
Gravelled rear wall enclosed garden

Rent - £1,400 Per Month

Tenancy Deposit - £1,615. 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 B

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		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
	44	70
England & Wales		EU Directive 2002/91/EC

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

Date: These particulars were prepared on:

