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Poulders Gardens, Sandwich, Kent, CT13 0BE

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Guide Price £250,000

Freehold

Located within the desirable cul-de-sac of Poulders Gardens, lies this excellent semi-detached family home. Whilst requiring modernisation throughout, this superb chain-free home is excellent for first-time buyers or a buy-to-let investment opportunity.

Beginning on the ground floor, the property starts with a welcoming entrance hallway, and a bright and spacious living room, followed by a dining room and kitchen located towards the back of the property. Both the dining room and kitchen feature rear doors that open onto the rear garden.

The first floor hosts two generously proportioned bedrooms equipped with built-in storage alongside an additional bedroom that offers versatility, serving as either a bedroom or a study room. Completing this level is a three-piece family bathroom, ensuring convenience for all occupants.

Outside, the property features a front garden spacious enough to accommodate a block-paved driveway if desired. Additionally, there is convenient side access to the sizeable rear garden which enjoys a sunny aspect, enhancing its appeal and usability. At the rear of the garden, you will also find a timber built cabin.

Located just moments away from the medieval town of Sandwich, Poulders Gardens provides convenient access to a wealth of local amenities. You will find a wide range of amenities including medical facilities, shops, restaurants, pubs, and tourist attractions. Sandwich also has the benefits of excellent transport links, with regular bus routes to surrounding villages and towns and a main railway station which offers high speed services to central London.



The accommodation is as follows:
(NB: all measurements are an approximate guide only).

Ground Floor

Entrance Hallway
Living Room
Dining Room
Kitchen

External

Front Garden
Side Access
Rear Garden
Cabin

First Floor

Bedroom 1
Bedroom 2
Bedroom 3
Bathroom

Services: (Mains) Water, Gas, Electricity & Drainage.

Council Tax: Band B (District Council)

Energy rating: Current 64 | D. Potential 85 | B.

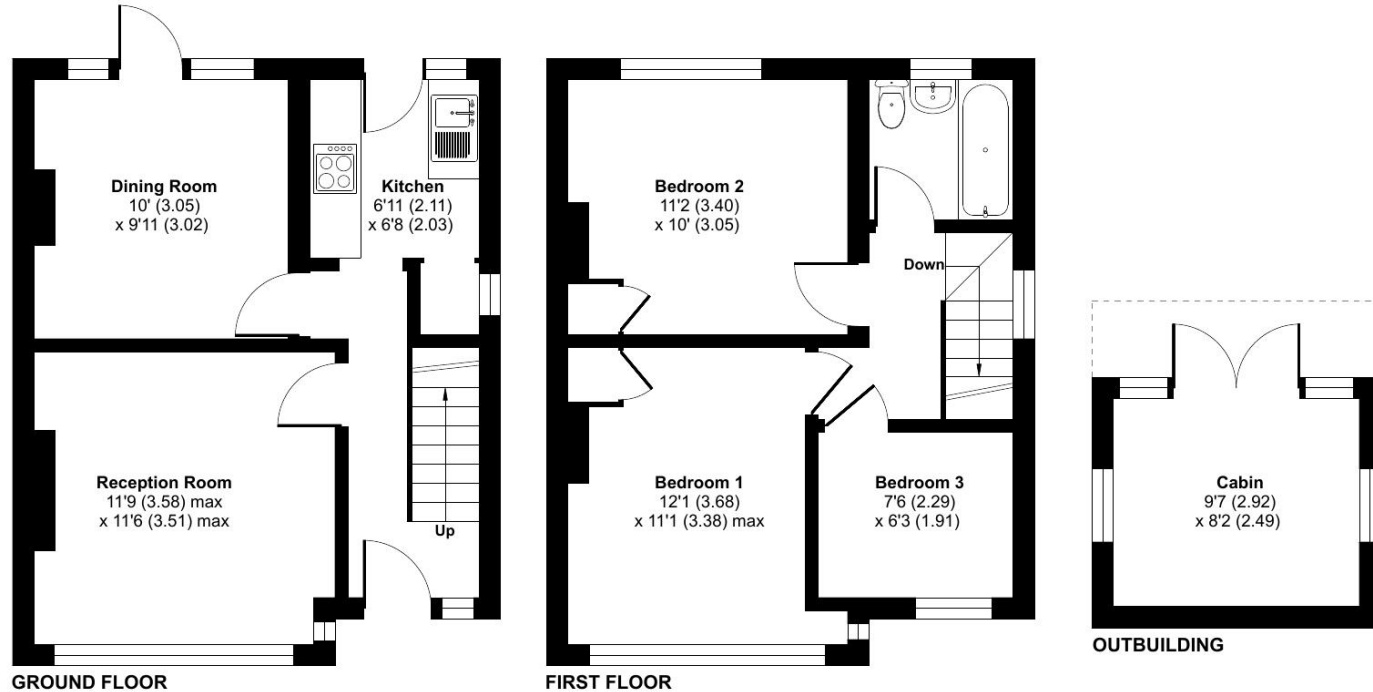
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Approximate Area = 752 sq ft / 69.8 sq m
Outbuilding = 79 sq ft / 7.3 sq m
Total = 831 sq ft / 77.1 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Finns. REF: 1093385

Agent's Note: Wherever appliances or services, fixtures or fittings have been mentioned in these particulars they have not been tested by us. Measurements should not be relied upon. Unless specifically referred to above all fitted carpets, curtains, fixtures and fittings and garden outbuildings and ornaments are excluded from the sale. None of the statements in these particulars are to be relied upon as statements or representations of fact. Photographs are for guidance only and do not imply items shown are included in the sale – some aspects may have changed since they were taken. No person in the employment of Finn's has authority to make or give any representation or warranty in relation to this property.

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