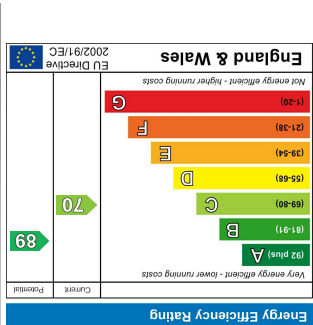


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



10 DELFSIDE
SANDWICH



10 DELFSIDE
SANDWICH

£325,000



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miles & barr
YOUR PROPERTY AGENT

- Sought after cul de sac
- Prime position for train station and town
- Three bedrooms
- No Chain worries
- Decorated in minimal tones
- Quality fitted kitchen
- Good entertaining space
- Low maintenance gardens
- Potential to extend (subject to consents)

LOCATION

The historic Medieval market town of Sandwich, is named after the eighteenth century aristocrat, The Fourth Earl Of Sandwich, John Montagu, he requested that his staff bring him meat tucked between two pieces of bread, with others then ordering "The same as Sandwich". A museum is now housed within the Guildhall which was built in 1579, it is possible to see the Magna Carta here along with the sister document the Charter Of The Forest dating from 1300, not far from the distinctive Toll Gate are the Salutation Gardens designed in 1912 by Sir Edwin Lutyens, a beautiful garden and place for afternoon tea. This quaint town is one of the Cinque Ports and is situated on the River Stour with water-based communities both upstream and downstream including a seal colony which can be viewed from vessels in the estuary where the river meets Pegwell Bay. Famous Golf Courses include Royal St Georges and Princes where the British Open Tournament has been held on a couple of occasions, the area is also hugely important for migrating birds with the British Trust for Ornithology operating from their base at Sandwich Bay which is within the desirable residential private estate. Sandwich town is made up of often narrow streets with excellent examples of timber framed buildings, to the extent that Strand Street has the longest unbroken stretch of such buildings in England. This charming town feels like a village and has a real sense of community and a quieter pace of life where independent retail can still be found.

ABOUT

Well positioned in a cul-de-sac within this sought after development, a moments distance to the main line train station and town centre, makes this generous size and well presented semi detached property the perfect family home. A superb house that provides a spacious and practical two level layout for maximum family comfort. NO CHAIN!

Internally there is a welcoming hall that leads into a generous size lounge area that flows into the modern design fitted kitchen with a wide range of matching wall and base units, this area is boasts a dining area that lends itself for great a entertaining space and is an ideal heart and hub for the home. Upstairs, to the first floor are three bedrooms and the quality family bathroom.

Externally, the property is further enhanced by a private low maintenance rear garden and there is good space to its side, with potential to extend (subject to building consents). To the front is parking for up to 2 to 3 vehicles.

For accompanied viewings please call Miles and Barr who are acting as sole agents.

DESCRIPTION

- Entrance
- Lounge 13'6 x 15'10 (4.11m x 4.83m)
- Kitchen/Dining Room 15'7 x 9'10 (4.75m x 3.00m)
- First Floor
- Bathroom
- Bedroom Two 12'1 x 6'9 (3.68m x 2.06m)
- Bedroom One 11'1 x 9'5 (3.38m x 2.87m)
- Bedroom Three 7'6 x 5'10 (2.29m x 1.78m)
- External
- Front Garden
- Rear Garden

