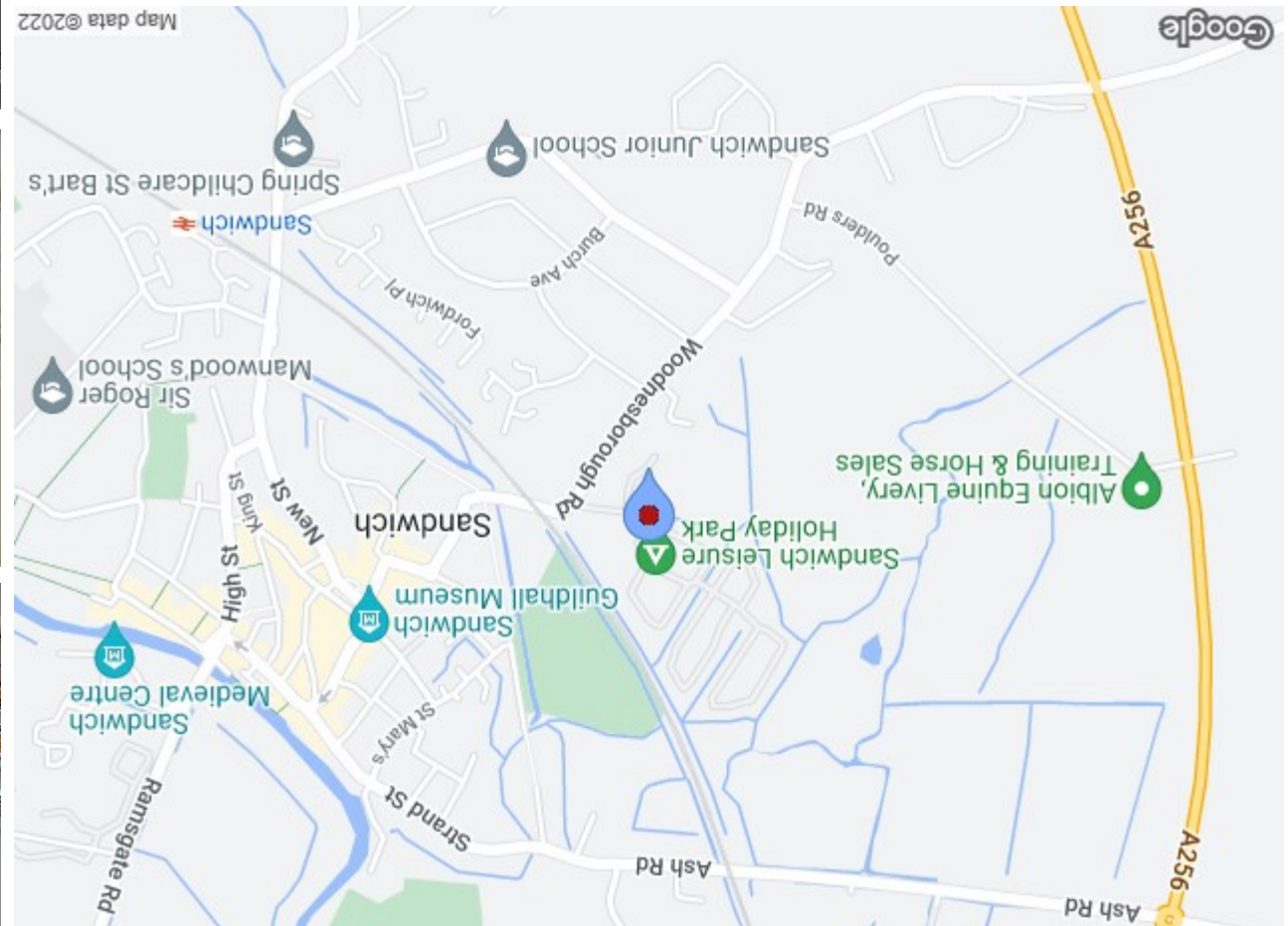


www.milesandbarr.co.uk/referral-fee-disclosure

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:



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A
(92 plus)	
(81-91)	B
(69-80)	C
(55-68)	D
(43-54)	E
(31-42)	F
(1-20)	G
Not energy efficient - higher running costs	
89	
74	
Curve	Possible
Energy Efficiency Rating	



## ALEXANDER CLOSE SANDWICH



## ALEXANDER CLOSE SANDWICH

£325,000



30 Queens Street, Deal, Kent, CT14 6ET  
t. 01304 800555 e. deal@milesandbarr.co.uk





- Council Tax Band: C
- Three Bedroom Semi-Detached House
- Off Street Parking
- Rear Garden
- Cul-De-Sac Location
- Sought After Location
- Ideal First Time Purchase or Investment

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

Miles and Barr are pleased to bring to the market this three bedroom semi-detached house in the quiet Cul-De-Sac of Alexander Close, Sandwich.

Once inside the property on the ground floor you'll find a kitchen diner, W/C & a large lounge with dual aspect windows making it a very bright room. The lounge also provides access to the rear garden. Upstairs there are two double bedrooms and a generous single. Finally, there is a family bathroom. Outside the property there is off street parking & a rear garden which is paved around the outside with a patch of lawn in the middle making it very low maintenance.

This property would be ideal for a first time buyer or for investment purposes.

Call Miles and Barr to arrange your appointment to view today!

DESCRIPTION

- Entrance
- W/C
- Kitchen Diner 10'5" x 9'8" (3.20m x 2.97m)
- Lounge 17'1" x 14'4" (5.21m x 4.37m)
- First Floor
- Bedroom One 12'4" x 9'3" (3.76m x 2.82m)
- Bedroom Two 11'8" x 8'2" (3.56m x 2.49m)
- Bedroom Three 8'0" x 7'4" (2.44m x 2.26m)
- Bathroom 8'6 x 6'1 (2.59m x 1.85m)
- Outside
- Off Street Parking
- Rear Garden

