



44 Cooks Lea, Eastry

In Excess of £290,000



## 44 Cooks Lea

Eastry, Sandwich

Miles and Barr are presenting to the market this Three Bedroom Semi-Detached Property in Cooks Lea in Eastry.

The property is close to local transport links, schools and amenities therefore making it an ideal investment opportunity or first home.

In its current layout the property comprises of an Entrance Hallway which leads to the Lounge, there is also a kitchen which leads to the dining room and onto the Garden. On the first floor there are three double bedrooms and a family bathroom.

Externally the property boasts a good sized rear garden with rear access.

Viewings can be arranged by calling Miles and Barr who are acting as Sole Agents.

- Semi-Detached Home
- Good Condition Throughout
- Two Reception Rooms
- Requiring Refurbishment
- Large Garden
- Three Double Bedrooms





## Ground Floor

### Lounge

10' 9" x 19' 5" (3.28m x 5.92m)

### Kitchen

Dimensions: 3.61m x 2.34m narrowing to 1.40m (11'10 x 7'08 nar.

### Dining Room

Dimensions: 2.72m x 3.07m (8'11 x 10'01).

## First Floor

### Bedroom One

Dimensions: 4.34m x 2.64m (14'03 x 8'08).

### Bedroom Two

Dimensions: 3.18m x 3.02m (10'05 x 9'11).

### Bedroom Three

Dimensions: 2.72m x 2.90m (8'11 x 9'06).

### Bathroom

Dimensions: 2.16m x 1.68m (7'01 x 5'06).

## External

### Garden





## Miles and Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: [milesandbarr.co.uk/referral-fee-disclosure](http://milesandbarr.co.uk/referral-fee-disclosure)