



11, Laburnum Avenue, Sandwich, CT13 0AY
Offers In Excess Of £220,000

Three bedroom end of terrace, conveniently situated and boasting parking for two cars and a sunny aspect rear garden.

This home could suit first time buyers or maybe a downsize into the popular market town of Sandwich, either way, there are many attributes to this property and accommodation comprises entrance hallway, open-plan living/dining room which hosts a multi-fuel burning stove, kitchen and useful utility/lean-to plus an external WC, three first floor bedrooms and a spacious bathroom featuring a bath with shower over, pedestal wash hand basin and WC.

The outside offers vehicular parking to the front courtesy of a block paved forecourt and there is a side access and passage leading to the rear garden which boasts a courtyard area, lawned garden with a variety of trees, plants and shrubs and further vegetable plot area ideal for the green fingered 'grow your own' enthusiasts! and there is also a timber built shed.

Viewings are by appointment only so call us now to make your arrangement to view on 01304 611227.



Entrance:

Door to:

Hallway:

Radiator, stairs to the first floor landing and door to the living/dining room.

Living/Dining Room:

24'5" x 11'10" maximum (7.44m x 3.61m maximum)

Dual aspect room with double glazed windows to the front and rear, two radiators, multi-fuel burning stove, under-stairs cupboard and door to:

Kitchen:

10'9" x 7'10" (3.28m x 2.39m)

Fitted matching units with work-surface over, space for electric cooker, sink unit, space for fridge and slim-line dish-washer, radiator, wall tiling, double glazed window to the rear and side and double glazed door to:

Lean-to/utility:

7' x 7' (2.13m x 2.13m)

Units and worktop, space for fridge-freezer, double glazed window and door to the garden.

First Floor Landing:

Built-in cupboard, loft access and doors to:

Bedroom 1:

12' x 9'7" (3.66m x 2.92m)

Radiator and double glazed window to the front.

Bedroom 2:

12' x 9'6" (3.66m x 2.90m)

Radiator and double glazed window to the rear.

Bedroom 3:

8'9" x 5'3" plus door recess (2.67m x 1.60m plus door recess)

Double glazed window to the front.

Bathroom:

10'9" x 8' maximum (3.28m x 2.44m maximum)

Panelled bath with shower over, pedestal wash hand basin and WC, wall tiling, radiator, built-in cupboard housing combination boiler, double glazed window to the rear.

External:**Frontage:**

Parking for two cars.

Rear Garden:

Concreted courtyard area with gates to side passage and access for neighbouring property (pedestrian access). Timber built shed, lawned garden with a variety of trees, plants and shrubs in borders and beds and raised planters ready for the 'grow your own' fans. Outside WC.

Council Tax Band: B**Ground Floor**

Approx. 518.1 sq. feet

**First Floor**

Approx. 456.2 sq. feet



Total area: approx. 974.3 sq. feet

Please note that floorplans and design may vary and are for illustrative purposes only.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2010/31/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2010/31/EC

Floorplans may not be to scale and are for illustrative purposes only. Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. Buyers should in all cases verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. If there is any point, which is of particular importance let us know and we will verify it for you. These Particulars do not constitute a contract or part of a contract and all measurements are approximate. Regal Estates have not tested the equipment, appliances and services in this property. We advise all applicants to commission the appropriate investigations before exchange of contract.

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