

Mount Ephraim Cottages  
Faversham  
ME13 9TX

£1,250 PCM

Finn's  
82 Castle Street  
Canterbury  
CT1 2QD  
t: 01227 452111  
e: [canterbury@finns.co.uk](mailto:canterbury@finns.co.uk)  
[www.finns.co.uk](http://www.finns.co.uk)



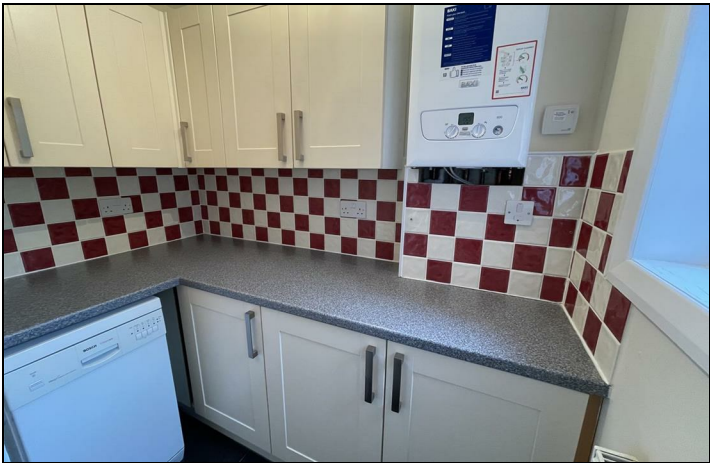
A well-presented, spacious two bedroom semi detached cottage. Large kitchen/breakfast room, reception room, family bathroom with shower over bath plus a separate WC. Gas Fired central heating. Good sized garden and off-road parking. The property is situated on the edge of the Mount Ephraim Estate approximately half a mile from the village of Boughton under Blean giving easy access to the A2/M2 road networks with the nearest mainline railway station being Faversham which is approximately four miles distance. Available from 24/07/2025

- Semi detached Cottage
- 2 Bedrooms
- Kitchen/Diner
- Utility Room
- Gas Fired Central Heating
- Good Sized Garden
- Off Road Parking
- Easy Access to main routes
- One family pet considered
- Deposit £1,440.00 EPC Band D



#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>59</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



Viewing: By appointment through Finn's, Canterbury  
Telephone: 01227 452111

Council Tax: C  
Date: These particulars were prepared on: 3rd June 2025

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 representatives 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 give any representation or warranty in relation to this property.

FINN'S CANTERBURY  
82 Castle Street  
Canterbury  
Kent CT1 2QD  
Lettings: 01227 452111

FINN'S SANDWICH  
2 Market Street  
Sandwich  
Kent CT13 9DA  
Lettings: 01304 614471

FINN'S ST NICHOLAS AT WADE  
The Packhouse  
Wantsum Way  
St Nicholas at Wade  
Kent CT7 0NE  
01843 848320

