

for sale

£300,000



The Charltons Boughton-Under-Blean Faversham ME13 9AG

SOLD WITH NO ONWARD CHAIN, this spacious three bedroom, semi-detached property would make an ideal family home. Set in a **SOUGHT AFTER VILLAGE LOCATION** close to local shops and schools, the home benefits from front and rear gardens, shower room and cloakroom and potential to add your own mark.



Viewings are available on this very spacious, three bedroom, semi detached property in a sought after village location. Ideal for a growing family, the home provides a kitchen with an array of cupboards and generous work surface and space for a dining table.

There is a lounge with big window over looking the garden, a downstairs cloakroom, storage cupboard and further space under the stair case. To the first floor there are three bedrooms, the main bedroom enjoying built in wardrobes, and a well presented shower room.

The home also benefits from front and rear gardens, mostly laid to lawn with mature flower beds and shrubbery and side gated access. Sold with no onward chain.



ACCOMMODATION

Entrance Hall

Front door, carpet, storage cupboard, rear door to garden

Cloakroom

WC and wash hand basin

Kitchen

12' 2" x 10' 6" (3.71m x 3.20m)

Matching wall and base units, work surface over, one and half sink drainer, integrated dishwasher, space and plumbing for washing machine, space for fridge freezer. Stand-alone electric oven and hob, part tiled walls, central heating boiler. Window

Lounge

13' 5" x 12' 3" (4.09m x 3.73m)

Window, carpet, rad.

Landing

Carpet, loft hatch, cupboard and airing cupboard with water tank.

Bedroom One

12' 7" Max x 11' 2" Max (3.84m Max x 3.40m Max)

Window, carpet, rad, fitted wardrobes

Bedroom Two

10' 10" x 9' 11" (3.30m x 3.02m)

Window, carpet, rad

Bedroom Three

8' 11" x 7' 9" (2.72m x 2.36m)

Window, carpet, rad

Shower Room

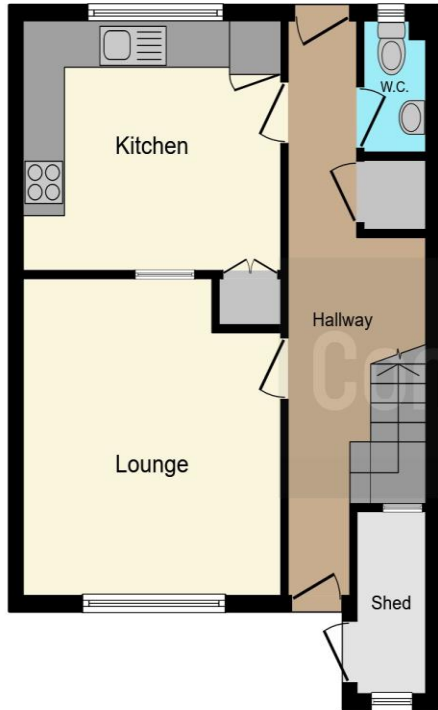
Shower cubicle, WC, wash hand basin, tiled walls, window.

Outside

Front and rear gardens. Front garden laid to lawn with pathway leading to front door. Mature bushes and shrubbery

Rear garden - mostly laid to lawn with patio area, side gated access with pathway, fenced to all sides, wooden shed, mature shrubbery and flower beds.





Ground Floor



First Floor

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01795 533544
E faversham@connells.co.uk

7 Market Place
 FAVERSHAM ME13 7AG

Property Ref: FAV102588 - 0004

Tenure: Freehold

EPC Rating: C

view this property online connells.co.uk/Property/FAV102588



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk