

for sale

guide price **£280,000**



The Street Boughton-Under-Blean ME13 9BH

Set in a sought-after village location, this very well presented, two bedroom end of terrace cottage style home WOULD MAKE AN IDEAL HOME FOR A FIRST TIME BUYER OR SOMEONE LOOKING TO DOWNSIZE. Spacious rear garden with side access.



Set in the heart of the sought after village location of Boughton Under Blean, this well presented home would make an ideal first time buy or for someone looking to downsize.

Moments' walk away from local amenities including a local newsagents, public houses, primary school and bus stops with regular services through to Canterbury and Faversham. The A2 dual carriageway is also within easy reach providing access to Thanet, Ashford and London.

The home enters through the living room leading in to the separate dining room with feature chimney breast and fire place. The kitchen is found to the rear of the home with an array of fitted units, integrated oven grill and spaces for white goods along with a rear door to the garden.

To the first floor there are two double bedrooms and a generous family bathroom with matching suite of WC, wash hand basin and bath.

The property also boasts a lovely, low maintenance garden with gravel and patio areas and side gated access. The main road of the village provides easy on road parking and plenty of local walks and points of interest to enjoy.



ACCOMMODATION

Lounge

11' 11" x 11' 9" (3.63m x 3.58m)

Entrance door to front. Window. Cast iron fire place and surround, tiled floor.

Dining Room

12' x 11' 10" (3.66m x 3.61m)

Windows to rear and side. Brick fireplace with feature wood burning stove. Tiled floor. Radiator. Understairs cupboard.

Kitchen

12' x 6' 3" (3.66m x 1.91m)

Dual aspect windows to rear and two side ones. Fitted kitchen with wall & base units. Sink/drain, work surfaces, integrated oven/grill and gas hob, tiled floor. Rear door to garden. Boiler.

First Floor Landing

Access to loft hatch. Electric heater. Carpet.

Bedroom One

11' 11" x 11' 10" (3.63m x 3.61m)

Window, feature cast iron fireplace. Built in double wardrobe and built in cupboard. Laminated floor.

Bedroom Two

11' 11" x 9' 3" (3.63m x 2.82m)

Window. Radiator. Cupboard over stairs. Laminated floor.

Inner Lobby

Through to bathroom Window to side. Storage cupboard.

Bathroom

Window to rear. Suite of WC, washbasin and bath. Radiator. Tiled walls.

Outside

Low maintenance rear garden with gravel area, raised beds and fenced to both sides and wall at rear.





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

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Property Ref: FAV101868 - 0005

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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