

for sale

guide price **£350,000 - £360,000**



The Street Boughton-Under-Blean Faversham ME13 9AP

This is a VERY WELL PRESENTED THREE-BEDROOM, COTTAGE STYLE HOME full of character and providing a comfortable home. Ceiling beams throughout and a wonderful Inglenook fireplace in the lounge, rear garden & close to amenities in SOUGHT-AFTER VILLAGE LOCATION.



Set in the highly regarded village of Boughton - Under - Blean, this two come three-bedroom, semi-detached home is well presented throughout and provides a comfortable home.

Full of character, the property is spread over three floors enjoying beautiful features including wooden ceiling beams, floor tiling to the kitchen diner and an incredible Inglenook Fireplace to the living room, fully working and a real focal point of the home. There is also a brick-built storage area to the garden, ideal for storage and currently used as a utility area.

There are two double bedrooms to the first floor with the main bedroom enjoying built in storage cupboards and stairs leading to the loft space that could be used as a third bedroom, an office or playroom. There is a generous storage space into the eaves of the home, accessible from this room. The family bathroom has a matching suite of bath with shower over, WC and wash hand basin.

To the outside of the home there is a low maintenance rear garden with gated side access. Easy on street parking is available to the main road and local amenities including newsagents, post office and primary school are well within walking distance. Moments' drive away you will reach the A2 and M2 major roads through to Canterbury, Ashford and London.



ACCOMMODATION

Lounge

15' 8" x 13' 2" (4.78m x 4.01m)

Kitchen/Dining Room

15' 6" x 11' 2" (4.72m x 3.40m)

First Floor Landing

Bedroom One

12' 11" x 12' 7" (3.94m x 3.84m)

Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

Bathroom

Loft Space

12' 6" x 9' 11" (3.81m x 3.02m)





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: FAV102938 - 0008

Tenure:Freehold EPC Rating: E

Council Tax Band: C

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