



SAXON SHORE
— ESTATE AGENTS —



13 Lakeside Avenue, Faversham, ME13 7FE £170,000

Offered for sale with no onward chain is this well presented one bedroom self contained maisonette. The property is located in a lovely cut de sac on the outskirts of Faversham and the village of Oare. There are two pubs, a small grocery store and Sainsbury's supermarket within walking distance. The town centre and train station is a fifteen to twenty minute walk away. Inside the accommodation comprises an open plan living kitchen area, a double bedroom with built in wardrobes and a bathroom. Outside is parking allocated for one car. This is a great property in a lovely location and would be an ideal FTB or investment property. Early viewing is highly recommended.

The picturesque market town of Faversham is ideally located for coast & country, with excellent transport links including High speed rail links into London St. Pancras. Its countryside is the ultimate pub-walk territory, with many trails leading you through Kent's varied scenery, from the heights of the Kent Downs, through the ancient Woodlands, blossoming orchards, breathtaking marshes & nature reserves on the Saxon Shore Way.

Faversham is proud of its rich history, it has over 500 listed buildings and was an important area during Roman, Saxon and through to modern times. In addition to its olde-worlde charm, Faversham has much to offer from its regular specialist and charter markets, independent shops, retro cinema, beautiful walks, there is a wealth of things to do, Faversham is a wonderful place to live for individuals and families alike.

Kitchen

10'9" x 10'11" (3.30 x 3.33)



Lounge

10'9" x 12'3" (3.30 x 3.75)



Bedroom

10'5" x 12'3" (3.19 x 3.75)



Storage

6'6" x 3'6" (2 x 1.07)



Bathroom

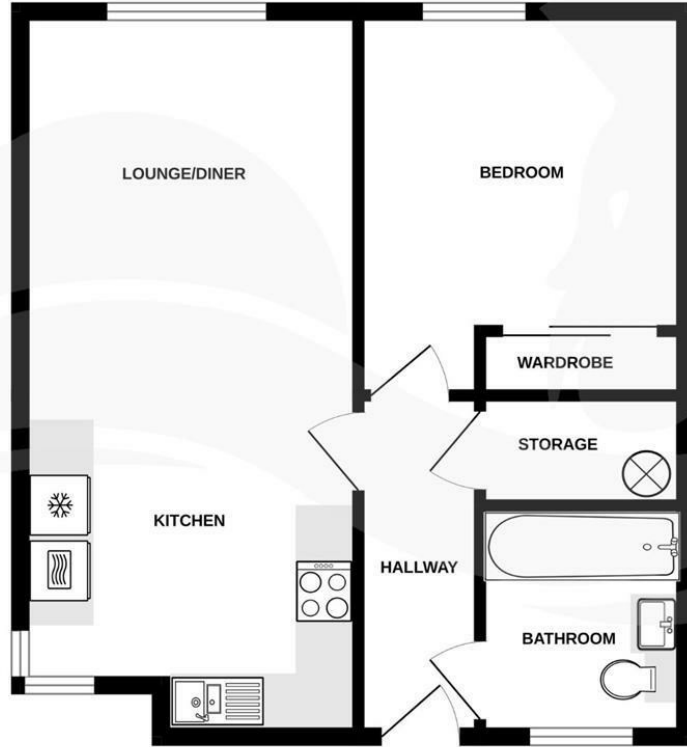
6'6" x 7'4" (2 x 2.26)



Parking Area



GROUND FLOOR
45.3 sq.m. (488 sq.ft.) approx.



TOTAL FLOOR AREA: 45.3 sq.m. (488 sq.ft.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(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 2002/91/EC	

