



SAXON SHORE
— ESTATE AGENTS —



12 Sheerways, Faversham, ME13 8TP Offers in excess of £320,000

A beautifully presented two bedroom semi detached property located in a cul de sac on the outskirts of Faversham in Ospringe offered for sale with no chain. The property has accommodation comprising of, entrance porch, lounge, modern fitted kitchen with under cupboard lighting and a conservatory to the ground floor. Upstairs are two double bedrooms and a bathroom. Outside is a garage which has been divided at the rear to incorporate a utility room and WC, there is an outside wash area ideal for pets or muddy boots, a summer house or home office and two sheds one with workbench built in. This really is a fabulous home and despite being two bedrooms has a wealth of extra space and usable areas. We would strongly recommend early viewing.

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, breath-taking 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,

Lounge

18'5" x 12'11" (5.63 x 3.94)



Bedroom

12'10" x 9'0" (3.93 x 2.75)

Kitchen

12'11" x 8'11" (3.94 x 2.72)



Conservatory

11'5" x 7'1" increasing to 10'5" (3.49 x 2.17 increasing to 3.20)



Bathroom

8'4" x 5'4" (2.56 x 1.65)

Garage

20'0" x 7'7" (6.10 x 2.32)

Utility

7'0" x 4'6" increasing to 7'7" (2.15 x 1.38 increasing to 2.32)



Garden



WC

Bedroom

12'10" x 8'4" (3.93 x 2.56)

GROUND FLOOR
65.4 sq.m. (704 sq.ft.) approx.

1ST FLOOR
33.1 sq.m. (356 sq.ft.) approx.



TOTAL FLOOR AREA: 98.5 sq.m. (1060 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			87
(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	

