



SAXON SHORE  
— ESTATE AGENTS —



## **37 Berkeley Close, Faversham, ME13 9TR** **Offers in excess of £295,000**

Situated within a large corner plot with the possibility to extend subject to required permissions is this three bedroom end of terrace property in need of modernisation. The accommodation comprises, entrance porch, hallway, kitchen, lounge dining room and the integral garage on the ground floor. Upstairs are three bedrooms and a bathroom. Outside is the larger than normal garden to rear and side and further garden and driveway to the front. This is a great opportunity for someone looking for a home they can improve and grow into and the added benefit of no onward chain will hopefully result in a straight forward and speedy move. Considerable interest is expected and as such early viewing is highly recommended.

## Porch



## Lounge/Diner

20'4" x 14'6" (6.20 x 4.43)



## Kitchen

7'7" x 8'9" (2.33 x 2.67)



## Landing



## Bedroom 1

11'1" x 12'0" (3.4 x 3.67)



## Bedroom 2

11'1" x 11'3" (3.4 x 3.43)



## Bedroom 3

9'2" x 8'5" (2.8 x 2.58)



## Bathroom

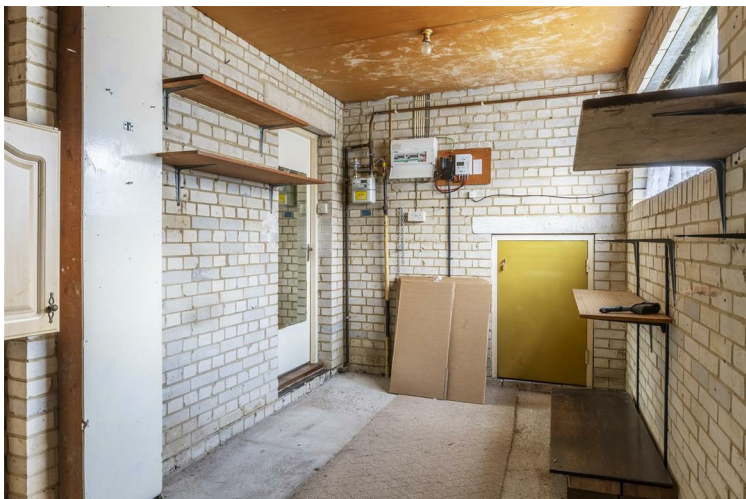
6'3" x 9'2" (1.92 x 2.8)



**WC**  
6'3" x 2'10" (1.91 x 0.88)

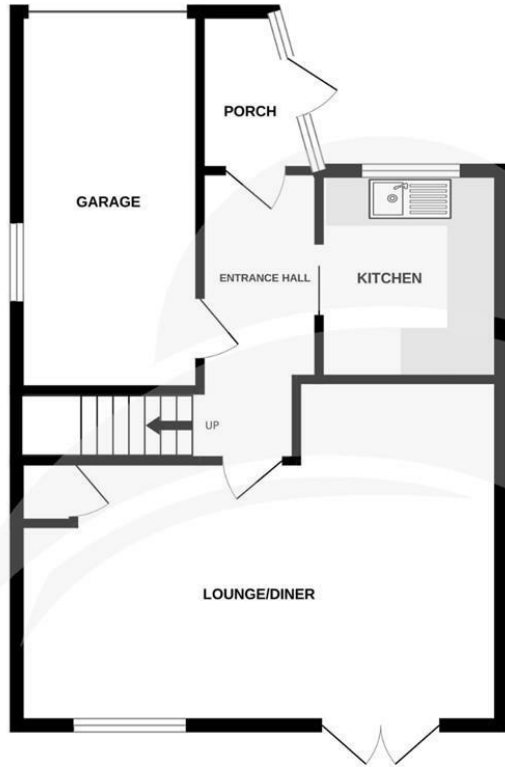


**Garage**  
7'8" x 15'10" (2.35 x 4.84)



**Garden**

GROUND FLOOR  
51.3 sq.m. (552 sq.ft.) approx.



1ST FLOOR  
44.0 sq.m. (473 sq.ft.) approx.



TOTAL FLOOR AREA : 95.3 sq.m. (1025 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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