



SAXON SHORE
— ESTATE AGENTS —



3 Laurel Place Staple Street, Faversham, Kent ME13 9TZ Offers in excess of £225,000

Situated in Staple Street close to villages of Herne Hill & Boughton and only a few minutes drive into Faversham is this two bedroom cottage offered for sale with no forward chain. Inside the accommodation comprises living room, kitchen diner, a utility area and downstairs bathroom. Upstairs are two bedrooms. Outside is a garden to the rear. This is a cute little cottage and would be an ideal FTB or investment purchase. Early viewing is highly recommended.

Lounge

9'10" x 10'7" (3 x 3.24)



Kitchen/Diner

9'5" x 10'7" (2.88 x 3.24)

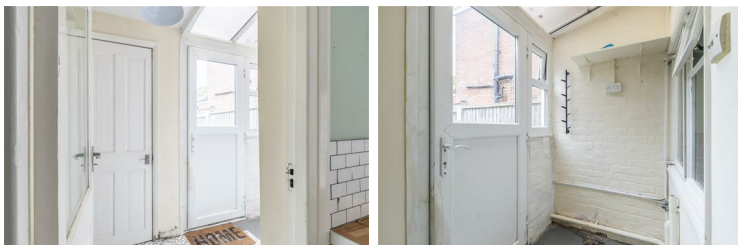


Garden



Utility Room

4'3" x 10'7" (1.32 x 3.24)



Bathroom

7'0" x 4'11" (2.14 x 1.50)



Bedroom 1

9'10" x 10'7" (3 x 3.24)

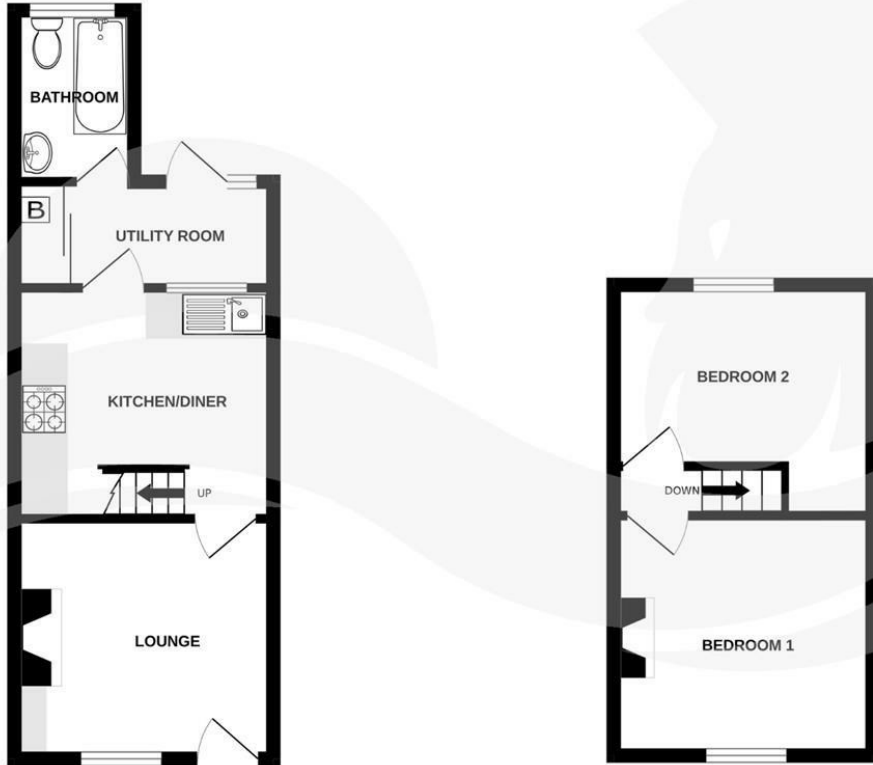


Bedroom 2

7'3" x 10'7" (2.23 x 3.24)

GROUND FLOOR
25.9 sq.m. (279 sq.ft.) approx.

1ST FLOOR
18.6 sq.m. (200 sq.ft.) approx.



TOTAL FLOOR AREA: 44.5 sq.m. (479 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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		67	
(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	

