



SAXON SHORE
— ESTATE AGENTS —



91 Athelstan Road, Faversham, Kent ME13 8QN Offers in excess of £550,000

Welcome to Athelstan Road, Faversham - a charming location that could be your next home! This large Victorian semi-detached house has many features including a working fireplace and in addition spacious accommodation; 1 large reception room, 3 bedrooms, and 1 bathroom, as well as a spacious cellar and loft ideal for possible conversion, all providing ample space for comfortable living. Being within the catchment area of the popular Ethelbert Road primary school

One of the standout features of this property is the off-street parking a rarity this close to town, ensuring convenience for you and your guests. The house has been extended, offering even more room for you to enjoy and make your own.

Step outside into the large garden - a perfect space for relaxing, entertaining, or even starting your own garden project. The property comes with no chain, making the buying process smoother and quicker for you.

If you're looking for a spacious home with character and potential, this property on Athelstan Road is a must-see. Don't miss out on the opportunity to make this house your own and create lasting memories in this lovely setting.

Hallway



Sitting Room

10'11" x 13'4" (3.34 x 4.07)



Bedroom 1

12'0" x 14'1" (3.66 x 4.3)



Bedroom 2

8'11" x 12'7" (2.72 x 3.86)



Kitchen

11'8" x 12'7" (3.56 x 3.85)



Dining Room

14'1" x 15'9" (4.3 x 4.82)



Bedroom 3

8'6" x 8'3" (2.6 x 2.53)



WC

Cellar

12'0" x 14'1" (3.66 x 4.30)

Landing

Bathroom

6'1" x 7'6" (1.86 x 2.29)



Garden



BASEMENT
19.4 sq.m. (208 sq.ft.) approx.

GROUND FLOOR
52.4 sq.m. (564 sq.ft.) approx.

1ST FLOOR
44.6 sq.m. (480 sq.ft.) approx.



TOTAL FLOOR AREA: 116.4 sq.m. (1253 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			
		60	75
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	

