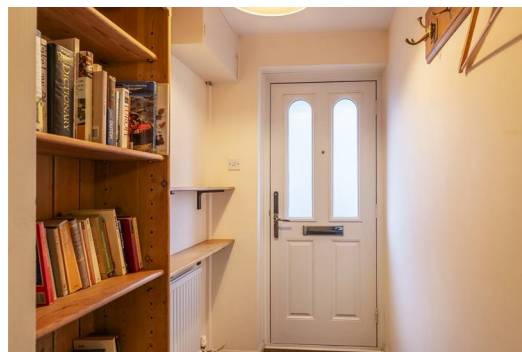




**SAXON SHORE**  
— ESTATE AGENTS —



## **28 Tanners Street, Faversham, ME13 7JP**

### **£299,995**

Introducing this two bedroom, end of terrace house on Tanners Street in Faversham. Located close to town and the train station, brought to market with no onward chain.

Accommodation spans across two floors and comprises an entrance hall, an open plan kitchen, lounge, dining room with French doors that open on to the garden and a recently installed shower room to the ground floor.

Upstairs are two double bedrooms, a shower room and separate W/C.

Outside to the rear is a well established garden with both rear and side access.

Don't miss your chance to make this house your new home, contact us today to arrange a viewing!



**Entrance Hall**  
4'2" x 6'6" (1.29 x 2)



**Kitchen**  
7'8" x 9'10" (2.34 x 3)



**Sitting / Dining Room**  
22'2" x 11'10" (6.77 x 3.63)



**Shower Room**  
9'3" x 4'3" (2.82 x 1.3)



**Bedroom 1**  
11'10" x 10'10" (3.63 x 3.32)



**Shower Room**  
6'0" x 5'4" (1.84 x 1.64)



**WC**  
6'0" x 2'8" (1.84 x 0.82)



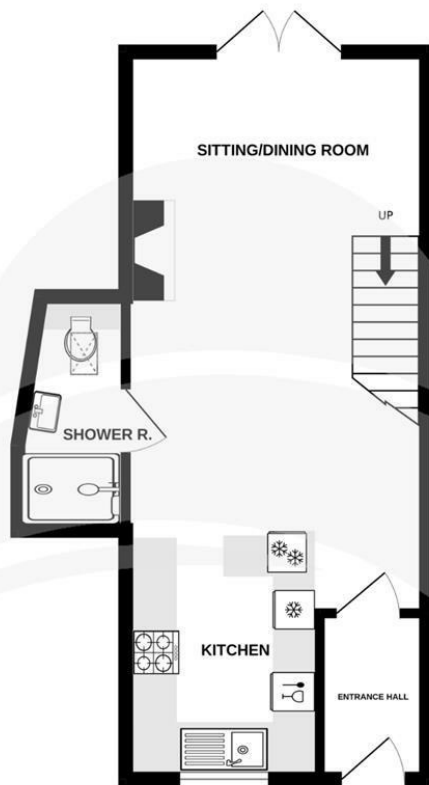
**Bedroom 2**  
11'10" x 9'10" (3.63 x 3)



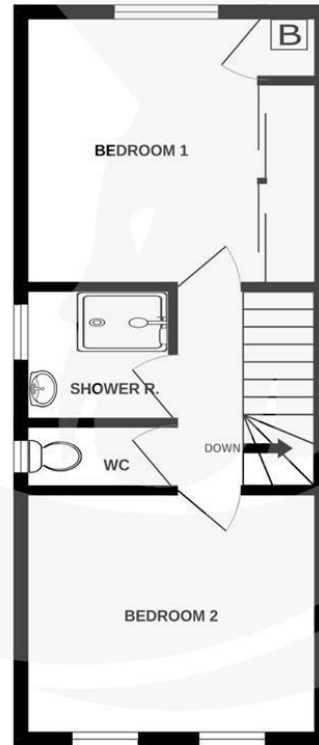
**Garden**



GROUND FLOOR  
34.7 sq.m. (374 sq.ft.) approx.



1ST FLOOR  
31.9 sq.m. (343 sq.ft.) approx.



TOTAL FLOOR AREA: 66.6 sq.m. (717 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.

Made with Metropix 62025

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>57</b>	<b>83</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

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