



SAXON SHORE
— ESTATE AGENTS —



7 Lindfield Cottages Grove Place, Faversham, ME13 7PJ

Offers in excess of £235,000

Introducing this well presented, two bedroom, terraced cottage, situated in a quiet row of properties off of Grove Place, in Ospringle, at the edge of Faversham.

Accommodation spans across two floors and comprises of a lounge, modern kitchen with integrated appliances, a conservatory and a utility room to the ground floor.

Upstairs is a double bedroom, a single bedroom and a full bathroom.

Outside is a good sized garden with a decked area and a shed.

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

Lounge
11'11" x 10'10" (3.64 x 3.32)



Kitchen
11'11" x 9'5" (3.64 x 2.89)



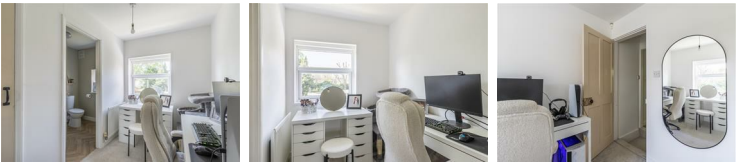
Conservatory / Utility Room
14'1" x 5'10" (4.3 x 1.79)



Bedroom 1
11'11" x 10'10" (3.64 x 3.32)



Bedroom 2
6'4" x 9'5" (1.95 x 2.89)

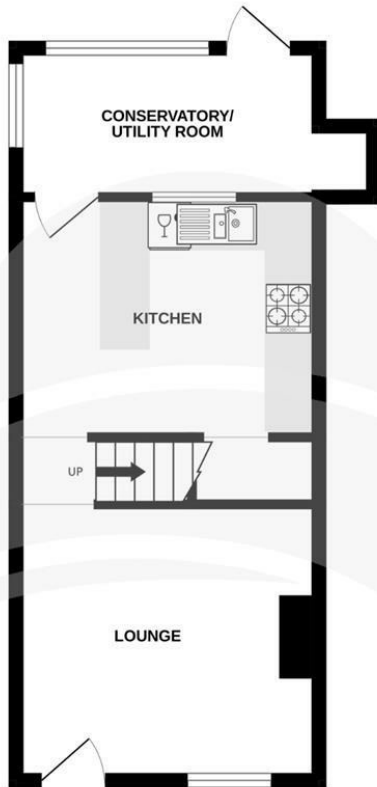


Ensuite
5'6" x 9'5" (1.69 x 2.89)



Garden

GROUND FLOOR
32.3 sq.m. (347 sq.ft.) approx.



1ST FLOOR
25.2 sq.m. (271 sq.ft.) approx.



TOTAL FLOOR AREA: 57.5 sq.m. (619 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) A | | | 92 |
| (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 | |

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