



SAXON SHORE
— ESTATE AGENTS —



15 Woodside, Faversham, ME13 9NY

Offers in excess of £400,000

Introducing the two bedroom, link detached bungalow in Dunkirk. Located on a corner plot of a quiet Cul-de-sac in between Faversham and Canterbury.

Accommodation is all on one level and comprises of an entrance hall, two good sized bedrooms one of which has built in wardrobes, a shower room, a spacious lounge connected via an archway to a modern kitchen/dining room, a lean to currently used for storage, a sunroom that opens onto the garden and a workshop space that gives access to the garage.

Outside to the front is a garden, a large driveway and a garage providing ample parking. To the rear is a well established garden, mainly laid to lawn, with a patio area.

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

Entrance Hall



Lounge
10'6" x 17'6" (3.22 x 5.35)



Kitchen/Diner
9'8" x 17'6" (2.97 x 5.35)



Sun Room
16'4" x 8'2" (5 x 2.5)



Lean To
15'1" x 3'5" (4.61 x 1.05)



Bedroom 1
9'8" x 11'2" (2.97 x 3.42)



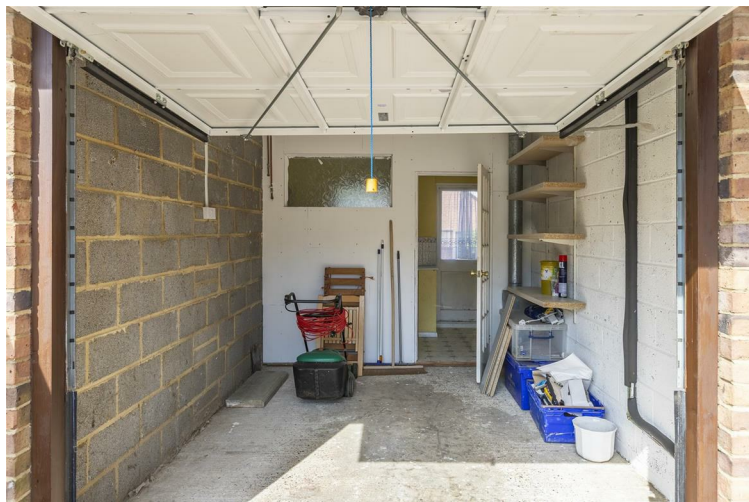
Bedroom 2
8'3" x 11'2" (2.53 x 3.42)



Shower Room
5'8" x 6'3" (1.75 x 1.92)



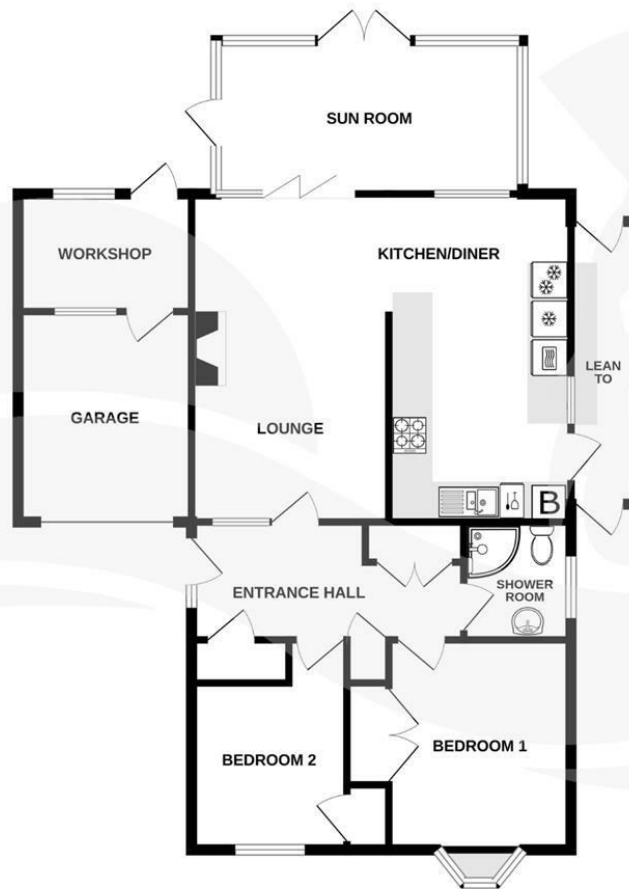
Garage / Workshop
9'3" x 17'6" (2.83 x 5.35)



Garden



GROUND FLOOR
98.5 sq.m. (1060 sq.ft.) approx.



TOTAL FLOOR AREA : 98.5 sq.m. (1060 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	69	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	84
(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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