



SAXON SHORE
— ESTATE AGENTS —



38 Athelstan Road, Faversham, ME13 8QL

Offers in excess of £450,000

Introducing this well presented, three bedroom, terrace house on the popular Athelstan Road in Faversham. Situated close to town and the train station, and in the catchment area for several high rated local schools.

Accommodation spans across three floors and comprises of an entrance hall, a lounge with a feature fireplace and bay window, a light and spacious dining room, a kitchen with butler sink, a utility room and full bathroom to the ground floor.

Downstairs is a centrally heated basement room, currently used for storage but could be used for a variety of purposes.

Upstairs are two double bedrooms and a good sized single bedroom all with feature fireplaces, and a W/C.

Entrance Hall



Lounge
11'2" x 12'1" (3.41 x 3.69)



Dining Room
11'10" x 12'4" (3.61 x 3.76)



Kitchen
8'1" x 12'3" (2.48 x 3.75)



Bathroom
9'3" x 4'10" (2.82 x 1.48)



Utility Room

Basement
14'3" x 11'1" (4.35 x 3.38)



Landing



Bedroom 1
12'1" x 14'6" (3.69 x 4.43)



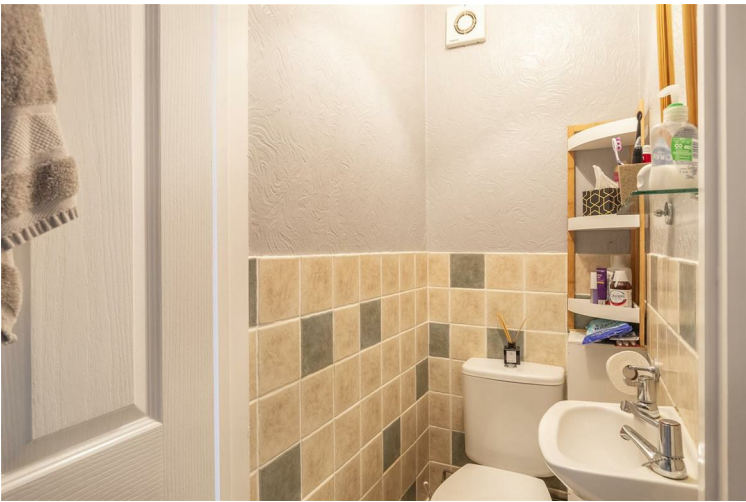
Bedroom 2
9'6" x 12'3" (2.9 x 3.74)



Bedroom 3
9'3" x 8'2" (2.83 x 2.5)



WC
3'8" x 2'9" (1.14 x 0.84)



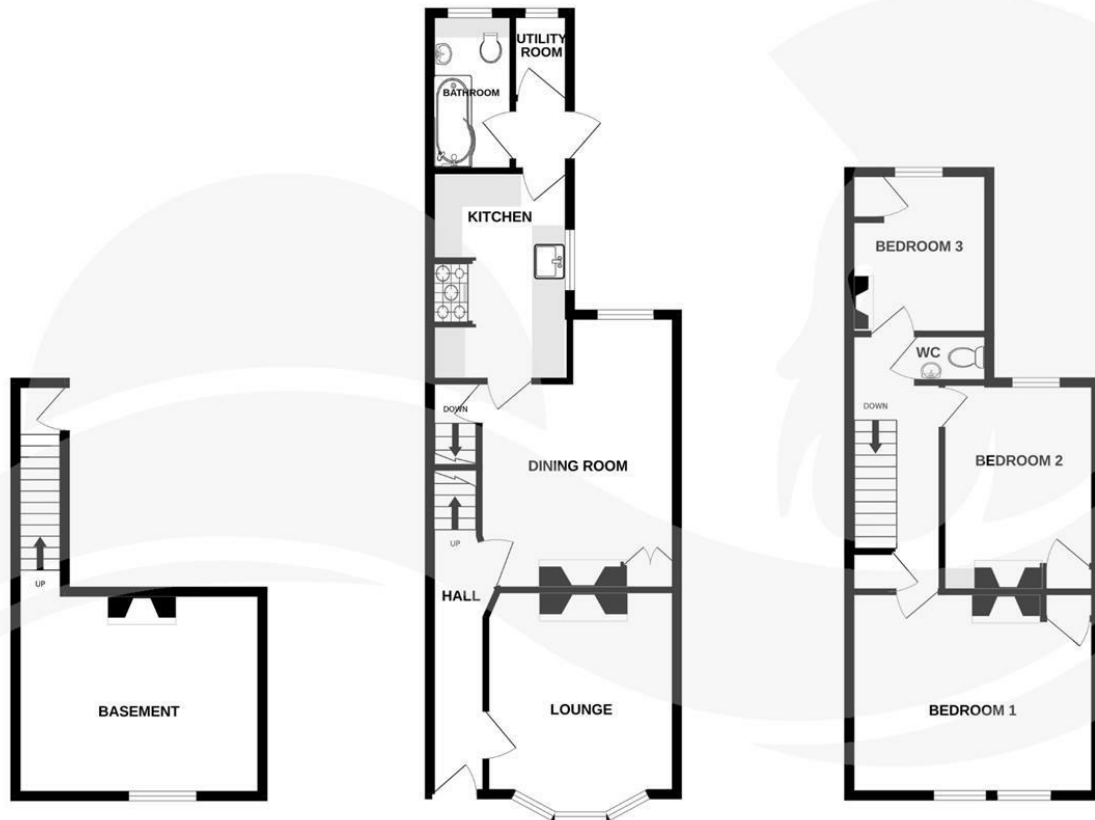
Garden



BASEMENT LEVEL
18.8 sq.m. (202 sq.ft.) approx.

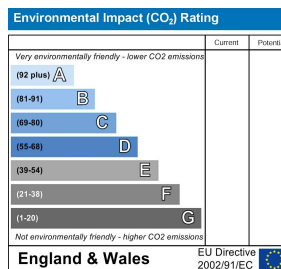
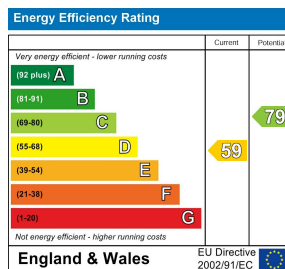
GROUND FLOOR
50.4 sq.m. (543 sq.ft.) approx.

1ST FLOOR
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA : 109.6 sq.m. (1180 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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