



**SAXON SHORE**  
— ESTATE AGENTS —



## **103 Athelstan Road, Faversham, ME13 8QW**

### **Offers in excess of £375,000**

Introducing this two bedroom, semi-detached house on the sought after Athelstan Road in Faversham. Situated close to the town centre and the train station, and in the catchment area for highly rated local schools. In need of some modernisation throughout, this property has great potential.

Accommodation spans across two floors and comprises an entrance hall, a lounge with a bay window, dining room, kitchen and a utility room that opens onto the garden to the ground floor.

Upstairs are two double bedrooms, both with built in wardrobes, a bathroom and a shower room.

Outside to the front is a spacious block paved driveway providing ample parking on this popular road, and a freestanding garage that gives rear access to the property. To the rear is a large garden with a patio, lawn, pathway and well established flower beds.



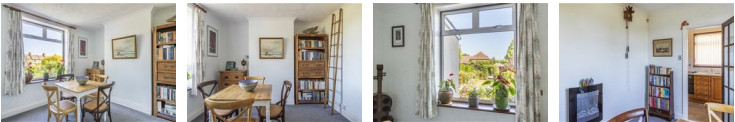
Entrance Hall



Lounge  
11'11" x 14'2" (3.65 x 4.34)



Dining Room  
11'11" x 10'10" (3.65 x 3.32)



Kitchen  
5'11" x 10'10" (1.82 x 3.32)



Utility Room  
7'10" x 5'9" (2.41 x 1.76)



Landing



Bedroom 1  
10'8" x 11'11" (3.27 x 3.64)



Bedroom 2  
9'7" x 10'10" (2.94 x 3.32)



Bathroom  
7'2" x 7'8" (2.20 x 2.36)



Shower Room  
8'3" x 7'9" (2.53 x 2.38)



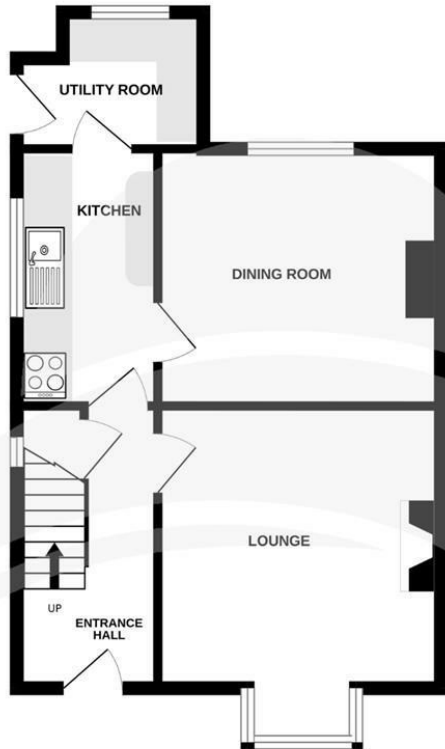
Garage



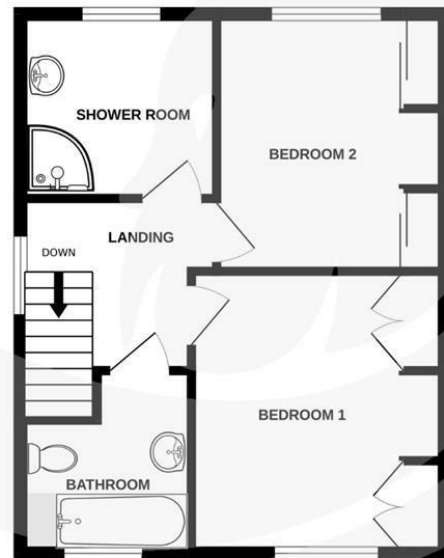
Garden



GROUND FLOOR  
42.0 sq.m. (452 sq.ft.) approx.



1ST FLOOR  
38.1 sq.m. (410 sq.ft.) approx.



TOTAL FLOOR AREA : 80.1 sq.m. (862 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			
England & Wales		EU Directive 2002/91/EC	81

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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