



SAXON SHORE
— ESTATE AGENTS —



22 Preston Avenue, Faversham, ME13 8NH **Offers in excess of £375,000**

Introducing this two bedroom, detached bungalow on Preston Avenue in Faversham. Located on a popular estate on the outskirts of town, just a short walk away from the centre and the main line train station. Brought to market with no onward chain.

Accommodation is single story and comprises an entrance hall, a spacious lounge with double aspect windows and a working gas fire, a modern kitchen dining room with sliding doors that open onto the garden, two good sized bedrooms, one with fitted wardrobes and a shower room.

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

Don't miss your chance to make this bungalow, your new home. Contact us to arrange a viewing!

Entrance Hall



Lounge

14'11" x 13'5" (4.55 x 4.10)



Kitchen

9'10" x 13'1" (3.01 x 4.01)



Dining Room

12'1" x 10'1" (3.7 x 3.08)



Bedroom 1

12'10" x 13'1" (3.92 x 4.01)



Bedroom 2

9'10" x 10'11" (3 x 3.34)



Shower Room

6'9" x 6'9" (2.08 x 2.08)



Garage

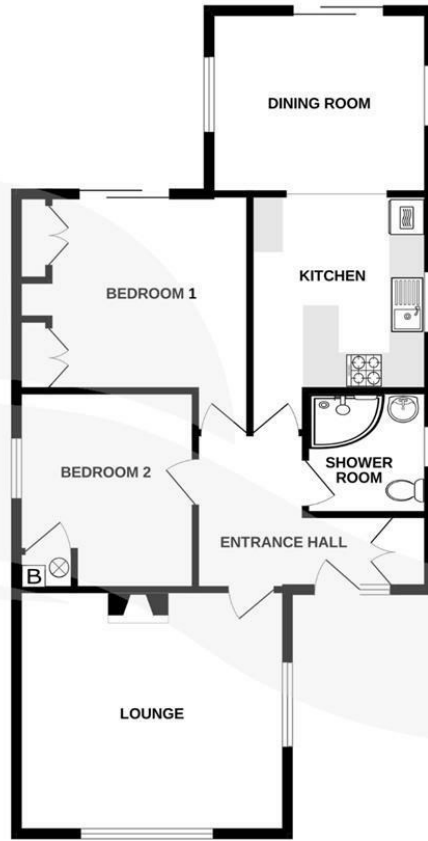
9'1" x 20'9" (2.78 x 6.33)



Garden



GROUND FLOOR
75.6 sq.m. (814 sq.ft.) approx.



TOTAL FLOOR AREA: 75.6 sq.m. (814 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			
		66	84
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	

