



SAXON SHORE
— ESTATE AGENTS —



196 The Street, Faversham, ME13 9AL **Offers in excess of £285,000**

Situated in the charming village of Boughton-Under-Blean, Faversham, this delightful end-terrace cottage offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining. The well-appointed kitchen leads to a ground floor bathroom, enhancing the practicality of the home.

There are two spacious bedrooms upstairs, ideal for a first time buyer, small family or those seeking a peaceful retreat. The property is very well presented, showcasing a warm and welcoming atmosphere throughout.

One of the standout features of this home is the large garden, providing an excellent outdoor space for gardening, play, or simply enjoying the fresh air. There is also a brick outbuilding with potential. The location is particularly appealing, situated close to local schools and pubs, making it a perfect choice for families and those who appreciate community living.

Lounge

12'5" x 11'5" (3.8 x 3.5)



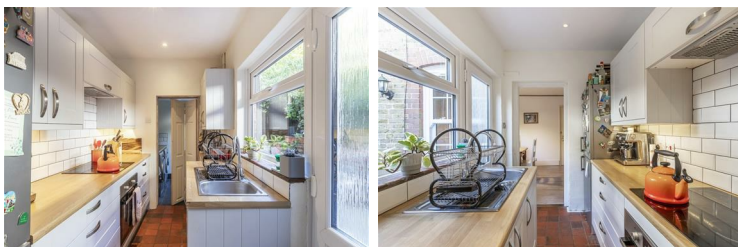
Dining Room

10'5" x 12'5" (3.2 x 3.8)



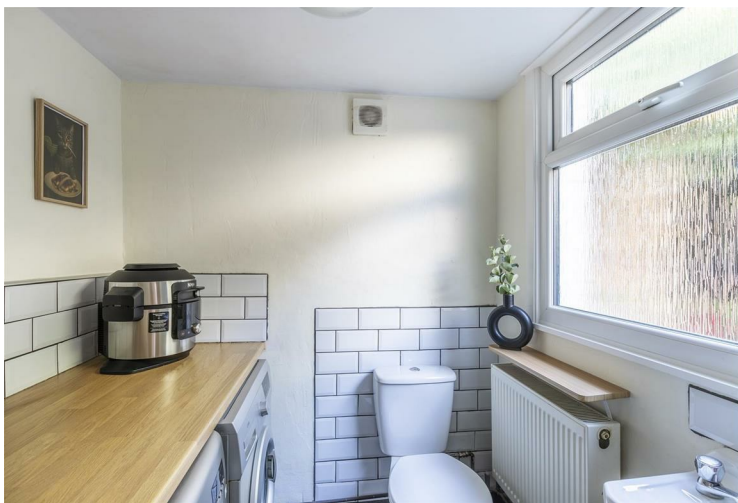
Kitchen

9'10" x 6'0" (3 x 1.85)



Utility Room

5'6" x 5'8" (1.7 x 1.75)



Bedroom 1

12'5" x 11'5" (3.8 x 3.5)



Bedroom 2

10'5" x 12'5" (3.2 x 3.8)



Bathroom

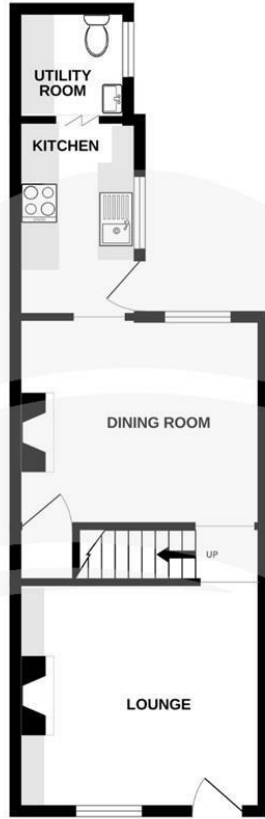
9'10" x 6'0" (3 x 1.85)



Garden



GROUND FLOOR
36.1 sq.m. (389 sq.ft.) approx.



1ST FLOOR
33.2 sq.m. (357 sq.ft.) approx.



TOTAL FLOOR AREA : 69.3 sq.m. (746 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			
		53	78
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	

