



Connells

Berkeley Close
Dunkirk FAVERSHAM

Berkeley Close Dunkirk FAVERSHAM ME13 9TR

for sale offers over
£375,000



Situated within a quiet residential cul-de-sac in the sought-after village of Dunkirk, this well-proportioned three-bedroom semi-detached family home offers spacious and versatile accommodation, ideal for families, first-time buyers and those looking to enjoy village living while remaining within easy reach of Faversham, Canterbury and excellent transport links.

The accommodation comprises a welcoming entrance hall, a bright and comfortable living area along with a great sized dining area and a fitted kitchen. Upstairs, there are three well-sized bedrooms together with a family bathroom.

Externally, the property enjoys attractive front and rear gardens, with the rear garden providing a private and versatile outdoor space. A particular feature of the home is the detached garden office, creating an excellent work-from-home environment away from the main house. This valuable addition could also serve as a studio, hobby room, gym or consulting space, subject to a buyer's requirements.

Berkeley Close is conveniently positioned for access to the village amenities of Dunkirk and nearby Boughton-under-Blean, while the historic market town of Faversham offers a wide range of shopping, leisure and educational facilities, together with a mainline station providing services to London. Excellent road links via the A2 and M2 make commuting across Kent straightforward.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead



ACCOMMODATION

Entrance Porch

Entrance Hall

Kitchen

Living Room

Conservatory

First Floor Landing

Bedroom One

Bedroom Two

Bedroom Three

Bathroom

OUTSIDE

Front And Rear Garden

Detached Workshop/Office

Garage









Total floor area 106.2 m² (1,143 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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To view this property please contact Connells on

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/FAV103512



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: FAV103512 - 0003