



**SAXON SHORE**  
— ESTATE AGENTS —



## **6 Capel Road, Faversham, ME13 8RL** **Offers in excess of £360,000**

Introducing this charming, two bedroom, terrace house on Capel Road. Located a short walk away from the train station on a quiet road within walking distance of Faversham town centre, with plenty of on street parking. Available for sale with no onward chain.

Accommodation spans across three floors. The ground floor comprises a lounge with a fireplace and a bay window, a separate dining room that leads onto a kitchen and through French doors onto a lean to/conservatory with WC, opening onto the garden.

Downstairs is a basement room including radiators.

Upstairs on the first floor are two good sized bedrooms both with ensuite, one bathroom, one shower room.

### Basement Room

13'9" x 11'3" (4.21 x 3.45)



### Bathroom

8'4" x 11'5" (2.55 x 3.5)



### Lounge

13'9" x 11'3" (4.21 x 3.45)



### Bedroom 2

9'11" x 11'3" (3.04 x 3.45)



### Dining Room

13'9" x 10'11" (4.21 x 3.35)



### Ensuite

5'3" x 11'3" (1.61 x 3.45)



### Kitchen

6'11" x 10'4" (2.11 x 3.15)



### Lean To/Conservatory

5'4"+ x 16'9" (1.65+ x 5.13)



### Garden



### WC

4'3" x 2'3" (1.3 x 0.7)



### Bedroom 1

15'3" x 10'11" (4.65 x 3.35)

**BASEMENT**  
18.3 sq.m. (197 sq.ft.) approx.

**GROUND FLOOR**  
49.3 sq.m. (530 sq.ft.) approx.

**1ST FLOOR**  
42.2 sq.m. (455 sq.ft.) approx.



**TOTAL FLOOR AREA: 109.8 sq.m. (1182 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.  
Made with Metropix C0205

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
		50	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

The Alexander Centre 15 - 17 Preston Street, Faversham, ME13 8NZ

Tel: 01795 533577

info@saxonshore.co.uk

www.saxonshore.uk



**SAXON SHORE**  
ESTATE AGENTS