

for sale

£350,000 - £360,000



The Street Boughton-Under-Blean Faversham ME13 9AP

This is a very well presented three bedroom, cottage style home full of character and providing a comfortable home. Ceiling beams throughout and a wonderful Inglenook fire place in the lounge, rear garden & close to amenities in sought-after village location.



Set in the highly regarded village of Boughton - Under - Blean, this two come three bedroom, semi detached home is well presented throughout and provides a comfortable home.

Full of character, the property is spread over three floors enjoying beautiful features including wooden ceiling beams, floor tiling to the kitchen diner and an incredible Inglenook Fireplace to the living room, fully working and a real focal point of the home. There is also a brick built storage area to the garden, ideal for storage and currently used as a utility area.

There are two double bedrooms to the first floor with the main bedroom enjoying built in storage cupboards and stairs leading to the loft space that could be used as a third bedroom, an office or play room. There is a generous storage space into the eaves of the home, accessible from this room. The family bathroom has a matching suite of bath with shower over, WC and wash hand basin.

To the outside of the home there is a low maintenance rear garden with gated side access. Easy on street parking is available to the main road and local amenities including newsagents, post office and primary school are well within walking distance. Moments' drive away you will reach the A2 and M2 major roads through to Canterbury, Ashford and London.

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

Lounge

15' 8" x 13' 2" (4.78m x 4.01m)

Kitchen/Dining Room

15' 6" x 11' 2" (4.72m x 3.40m)

First Floor Landing

Bedroom One

12' 11" x 12' 7" (3.94m x 3.84m)

Bedroom Two

11' 2" x 10' 1" (3.40m x 3.07m)

Bathroom

Loft Space

12' 6" x 9' 11" (3.81m x 3.02m)





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.focalagent.com

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T 01795 533544
E faversham@connells.co.uk

7 Market Place
 FAVERSHAM ME13 7AG

Property Ref: FAV102938 - 0012

Tenure: Freehold EPC Rating: E

Council Tax Band: C

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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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