



SAXON SHORE  
— ESTATE AGENTS —



## 32 Cambridge Road, Faversham, Kent ME13 8RW Asking price £290,000

Introducing this two bedroom, semi detached house on Cambridge Road in Faversham. Located on the outskirts of town towards Ospringe but still only a ten minute walk into town and to the main line station. In need of modernisation throughout, brought to market with no onward chain.

Accommodation spans across three floors and comprises a lounge with working wood burner, kitchen/dining room and a back room which is currently stripped back to brick and used as a utility room but could be utilised as a kitchen/dining room extension to give the house further reception space, to the ground floor.

Upstairs are two double bedrooms and a bathroom located off the second bedroom.

On the lower ground floor is a cellar currently used for storage, which you may be able to convert subject to the usual permissions.

### Lounge

12'3 x 10'9 (3.73m x 3.28m)



### Kitchen/Diner

12'5 x 10'9 (3.78m x 3.28m)



### Bathroom

9'10 x 8'4 (3.00m x 2.54m)



### Back room

10'1 x 7'1 (3.07m x 2.16m)



### Garden



### Cellar

12'1 x 10'7 (3.68m x 3.23m)



### Bedroom 1

14'0" x 10'11" (4.29m x 3.35m)



### Bedroom 2

14'0" x 10'11" (4.27m x 3.35m)

1ST FLOOR  
364 sq.ft. (33.8 sq.m.) approx.

2ND FLOOR  
366 sq.ft. (34.0 sq.m.) approx.

GROUND FLOOR  
166 sq.ft. (15.4 sq.m.) approx.



TOTAL FLOOR AREA : 895 sq.ft. (83.2 sq.m.) 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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