SAXON SHORE
ESTATE AGENTS









45 Abbey Street, Faversham, Kent ME13 7BP
Offers in excess of £350,000

Introducing this beautifully presented, two bedroom mid terrace house on the ever popular Abbey Street. Situated on one of Faversham's most sought after, historic roads, less than a five minute walk from the town centre, close to local amenities and the main line train station. Available for sale with no onward chain.

Accommodation spans across three floors and comprises a well proportioned lounge with hard wood floors, original cupboards and a feature fireplace, and a kitchen/dining room with access onto the garden the ground floor.
Downstairs, the cellar has been converted into a spacious living area with central heating and a window.
Upstairs on the first floor are two good sized bedrooms both with built in storage cupboards, one benefits from fitted wardrobes, and a full bathroom.

Outside to the rear is a sunny, cottage garden mainly brick paved with established flower beds.

Lounge
13'11" x 11'10" (4.25 x 3.62)




Kitchen
13'11" x 10'0" (4.25 x 3.06)




Basement
13'11" x 11'10" (4.25 x 3.62)





Bedroom 1
13'11" x 11'10" (4.25 x 3.62)




Bedroom 2
10'0" x 7'7" (3.06 x 2.33)




Bathroom
7'2" x 6'3" (2.20 x 1.92)



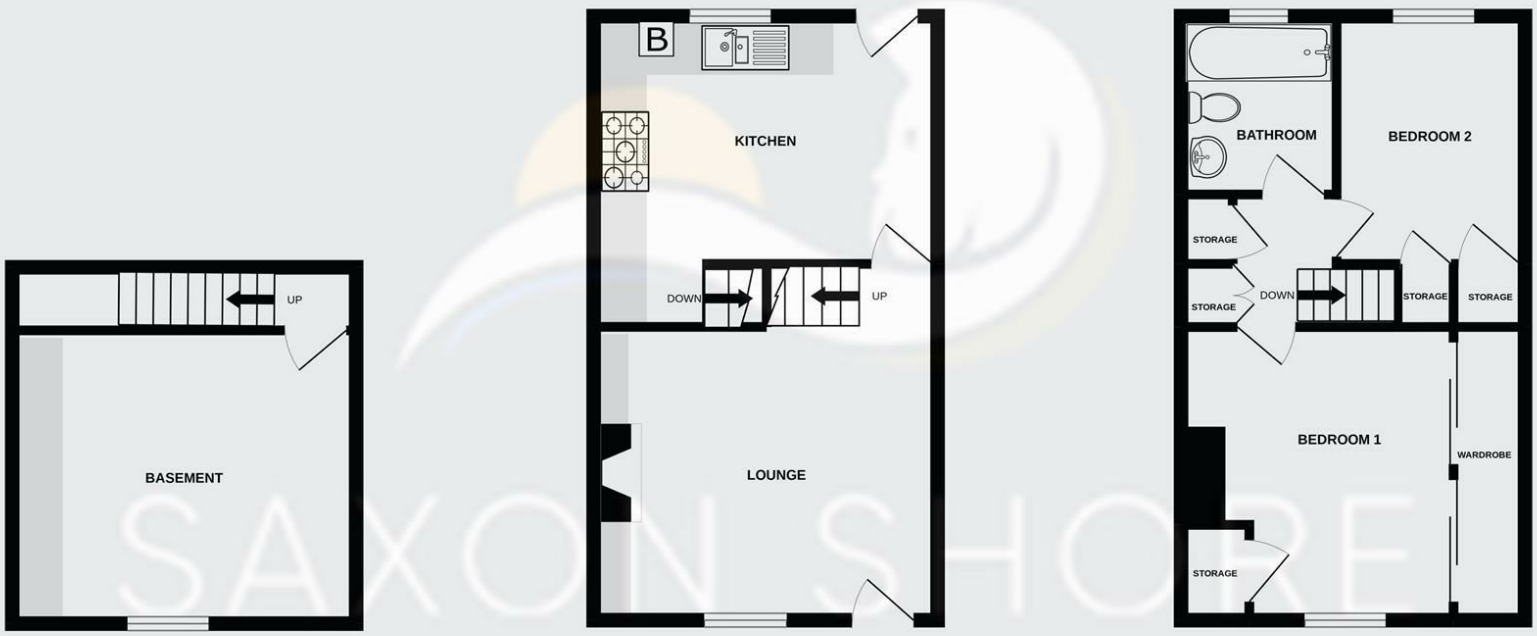
Garden




BASEMENT
201 sq.ft. (18.7 sq.m.) approx.

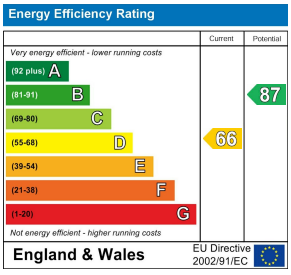
GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.

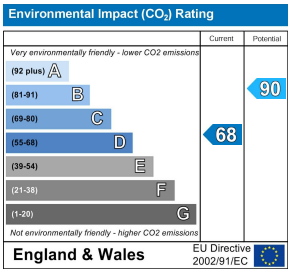
1ST FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 870 sq.ft. (80.8 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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