



SAXON SHORE
— ESTATE AGENTS —



24 Saxon Road, Faversham, Kent ME13 8QB

Offers in excess of £425,000

Introducing this beautifully presented three bedroom, semi detached house, lovingly restored to a high standard with charming fixtures and fittings. Located on one of the most sought after roads in Faversham within five minutes walk from the Train station and a stones throw from the town centre.

Accommodation spans across three floors and comprises an entrance hall, a lounge with a large bay window allowing in plenty of natural light, a dining room that leads onto a well appointed kitchen and a utility room/WC to the ground floor.

Upstairs on the first floor are two good sized bedrooms one of which has fitted wardrobes, and a full bathroom with walk in shower and fitted bathtub.

Downstairs in the basement which is fully tanked and heated with a window, is a third bedroom.

Entrance Hall



Landing



Lounge
10'10" x 10'3" (3.31 x 3.14)



Bedroom 1
13'6" x 10'11" (4.14 x 3.34)



Dining Room
13'6" x 10'10" (4.14m x 3.32m)



Bedroom 2
7'11" x 10'5" (2.42 x 3.19)



Kitchen
10'0" x 6'10" (3.05m x 2.10m)



Bathroom
10'0" x 6'10" (3.05 x 2.1)



Utility Room
6'8" x 6'1" (2.05m x 1.87m)



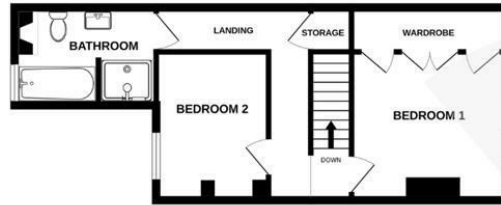
Garden



Bedroom 3
13'6" x 10'11" (4.14 x 3.34)



1ST FLOOR
36.5 sq.m. (393 sq.ft.) approx.



GROUND FLOOR
43.2 sq.m. (465 sq.ft.) approx.



BASEMENT
17.0 sq.m. (183 sq.ft.) approx.



TOTAL FLOOR AREA : 96.7 sq.m. (1041 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		55	80
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
		51	79
England & Wales		EU Directive 2002/91/EC	

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