



**SAXON SHORE**  
— ESTATE AGENTS —



## **6 St. Pauls Crescent, Faversham, ME13 9AZ**

### **Offers in excess of £265,000**

Introducing this three bedroom, semi detached house on St Pauls Crescent in Boughton-Under-Blean near Faversham. Located in a popular village close to local amenities and good schools with regular public transport links to Canterbury city centre. Available for sale with no onward chain.

Accommodation spans across three floors and comprises a porch, a kitchen, a spacious open plan lounge/dining room with a feature fire place a utility room and a W/C to the ground floor.

Upstairs on the first floor are two good size, double bedrooms and a full bathroom.

On the second floor is a third double bedroom.

### Porch

5'2" x 4'9" (1.58 x 1.45)



### Bedroom 1

12'3" x 9'5" (3.75 x 2.88)



### Kitchen

5'10" x 8'5" (1.79 x 2.58)



### Sitting Room

12'3" x 10'9" (3.75 x 3.3)



### Bedroom 3

5'10" x 16'0" (1.79 x 4.9)

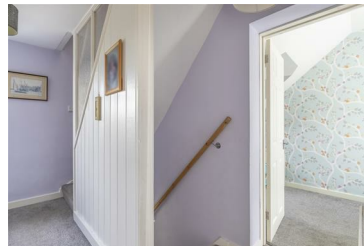


### Dining Room

12'3" x 7'6" (3.75 x 2.29)



### Landing



### WC

4'0" x 4'3" (1.22 x 1.3)

### Utility Room

9'8" x 4'3" (2.95 x 1.3)

### Bathroom

5'6" x 8'10" (1.69 x 2.70)



**Bedroom 2**  
12'3" x 10'1" (3.75 x 3.08)



**Back Garden**



**Front Garden**



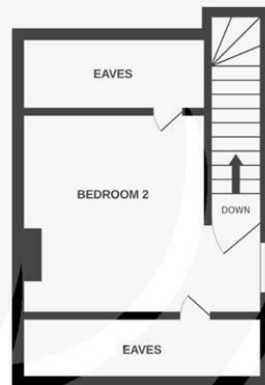
GROUND FLOOR  
38.1 sq.m. (410 sq.ft.) approx.



1ST FLOOR  
29.4 sq.m. (316 sq.ft.) approx.



2ND FLOOR  
19.8 sq.m. (213 sq.ft.) approx.



TOTAL FLOOR AREA : 87.3 sq.m. (940 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			
		58	80
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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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