



SAXON SHORE
— ESTATE AGENTS —



5 Old Bakery Mews The Street, Boughton Under Blean, ME13 9ET **Offers in excess of £325,000**

Introducing this charming, three bedroom, mid-terrace property, in the charming village of Boughton-Under-Blean, conveniently located in between Canterbury and Faversham, close to transport links, amenities and within a five minute walk of the local primary school. The surrounding area boasts picturesque countryside, perfect for leisurely walks and enjoying the natural beauty of Kent. Available for sale with no onward chain.

Accommodation spans across three floors and comprises a spacious lounge/dining room that opens onto the garden, with a working fire place, a welcoming space ideal for relaxing or entertaining guests, a well appointed kitchen and a utility room with W/C to the ground floor. Upstairs on the first floor are two good sized bedrooms, one with a walk in wardrobe, and a full bathroom. On the second floor is a large, third bedroom with fitted wardrobes and an ensuite shower room.

Outside is allocated, off street parking for two cars. To the rear is a sunny, paved garden.

Entrance Hall



Lounge/Diner

10'7" x 18'10" (3.25 x 5.75)



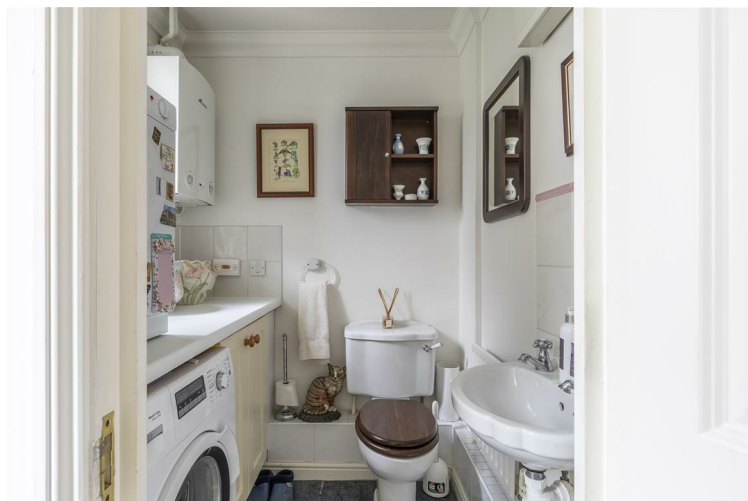
Kitchen

9'10" x 8'2" (3 x 2.5)



Utility Room

5'1" x 5'6" (1.55 x 1.7)

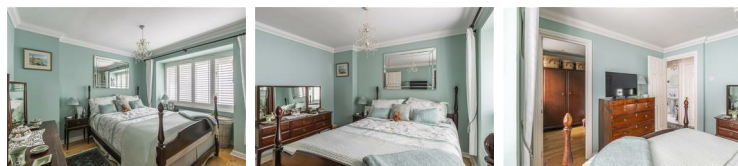


Landing



Bedroom 2

10'2" x 10'9" (3.1 x 3.3)



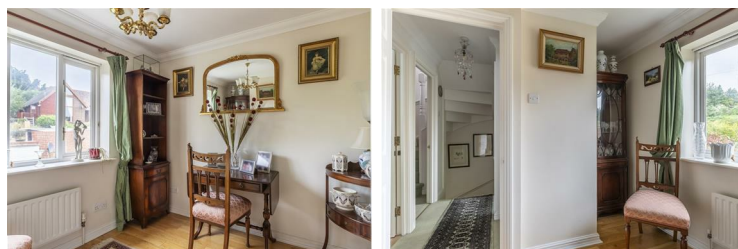
Walk In Wardrobe

5'6" x 7'8" (1.68 x 2.34)



Bedroom 3

8'6" x 7'9" (2.61 x 2.38)



Bathroom

5'6" x 7'7" (1.70 x 2.33)



Bedroom 1 incl ensuite
18'10" x 18'7" (5.75 x 5.68)



Ensuite
9'5" x 2'4" (2.88 x 0.73)



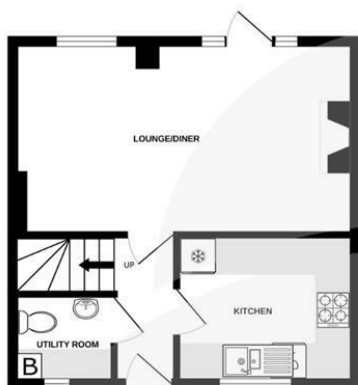
Garden



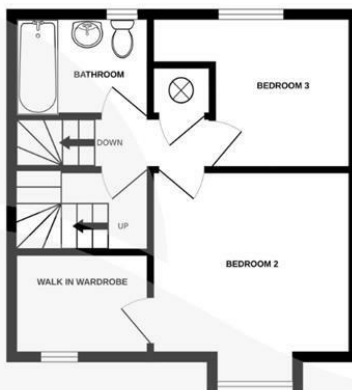
Carport



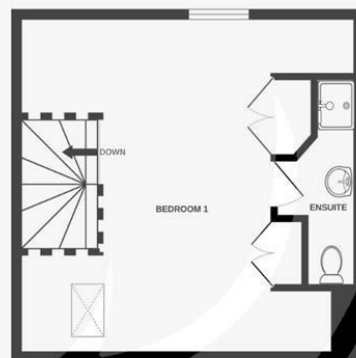
GROUND FLOOR
32.0 sq.m. (345 sq.ft.) approx.



1ST FLOOR
33.7 sq.m. (363 sq.ft.) approx.



2ND FLOOR
32.6 sq.m. (351 sq.ft.) approx.



TOTAL FLOOR AREA : 98.3 sq.m. (1058 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			
England & Wales		71	79
		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			
England & Wales			
		EU Directive 2002/91/EC	

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