



SAXON SHORE
ESTATE AGENTS



237 The Street, Faversham, Kent ME13 9BL Asking price £350,000

Introducing this beautifully refurbished, three bedroom, Grade 2 listed cottage located in the popular village of Boughton just outside of Faversham. The property retains a wealth of features which complement the modern finish beautifully. Available for sale with no onward chain.

Accommodation spans across three floors and comprises a porch, a spacious lounge/dining room with a stunning exposed brick chimney and fire place, and a modern kitchen with a butler sink and french doors that open onto the garden, to the ground floor.

Upstairs on the first floor are two good sized bedrooms and a full bathroom. On the second floor is a large Master bedroom with gorgeous exposed wooden beams dividing a dressing area.

Outside to the rear is a generous garden, mainly laid to lawn with a patio area.

Lounge / Dining Room

12'10 x 10'8 + 10'4 7'5 (3.91m x 3.25m + 3.15m 2.26m)



Kitchen

12'10 x 8'4 (3.91m x 2.54m)



Garden



Bedroom 1

10'4 x 26'5 max (3.15m x 8.05m max)



Landing



Bedroom 2

12'10 x 10'9 (3.91m x 3.28m)



Bedroom 3

12'10 x 8'4 (3.91m x 2.54m)



Bathroom

5'11 x 7'4 (1.80m x 2.24m)



Ground Floor
Approx. Floor
Area 339 Sq.Ft.
(31.5 Sq.M.)

1st Floor
Approx. Floor
Area 342 Sq.Ft.
(31.7 Sq.M.)

2nd Floor
Approx. Floor
Area 293 Sq.Ft.
(27.2 Sq.M.)

Total Approx. Floor Area 974 Sq.Ft. (90.4 Sq.M.)
Measurements are approximate. Not to scale. Illustrative purposes only
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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	EU Directive 2002/91/EC	86	75

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		