



SAXON SHORE
ESTATE AGENTS



136 The Street, Faversham, ME13 9AP Offers in excess of £400,000

Introducing this two bedroom, detached house on The Street in the village of Boughton-Under-Blean, in between Faversham and Canterbury. Set back from the main road in a slightly elevated position on a generous plot, conveniently located close to transport links and ideal for commuters.

Accommodation spans across three floors and comprises of an entrance hall, a kitchen, a full bathroom and a spacious lounge with a bay window to the ground floor.

Downstairs is a basement currently used as a sitting room/further reception space that could also be used as a third bedroom.

Upstairs on the first floor are two good sized, double bedrooms.

Outside to the rear is a well established garden mainly laid to lawn with separate deck and patio areas, and both a summer house and shed.

Entrance Hall



Basement

12'5" x 13'11" (3.8 x 4.25)



Bedroom 2

12'5" x 10'9" (3.8 x 3.29)



Bathroom

7'6" x 8'6" (2.3 x 2.6)



Garden



Kitchen

12'5" x 10'9" (3.8 x 3.29)



Lounge

12'5" x 13'11" (3.80 x 4.25)



Bedroom 1

11'1" x 12'5" (3.40 x 3.80)

BASEMENT
14.9 sq.m. (160 sq.ft.) approx.

GROUND FLOOR
37.5 sq.m. (403 sq.ft.) approx.

1ST FLOOR
27.6 sq.m. (297 sq.ft.) approx.



TOTAL FLOOR AREA : 79.9 sq.m. (860 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 | EU Directive 2002/91/EC | 57 | 84 |

| 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 | | |
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| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |