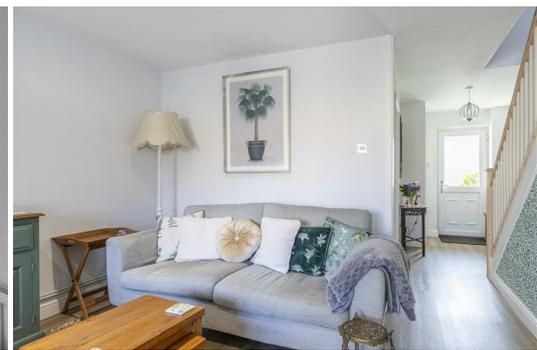




SAXON SHORE
— ESTATE AGENTS —



62 Cyprus Road, Faversham, ME13 8HD Offers in excess of £350,000

Introducing this very well presented, three bedroom terrace house on Cyprus Road in Faversham. Located close to the recreation ground and local amenities, and within walking distance of the town centre and main line train station.

Accommodation spans across two floors and comprises a spacious open plan lounge/dining room with french doors that open on to the garden and a fully integrated, modern kitchen to the ground floor.

Upstairs on the first floor are two double bedrooms both with fitted wardrobes, a good sized single bedroom and a shower room.

Outside to the front is a garden and a driveway. To the rear is an established garden with patio and lawn areas. At the end of the garden is access to the garage that comes with the property, currently used as a shed/workshop.

Porch

4'7" x 3'6" (1.4 x 1.07)



Entrance Hall

Kitchen

11'10" x 8'0" (3.61 x 2.44)



Lounge/Diner

17'0" x 14'1" (5.2 x 4.3)



Landing



Bedroom 1

11'10" x 10'10" (3.62 x 3.31)



Bedroom 2

10'7" x 7'10" (3.25 x 2.4)



Bedroom 3

5'1" x 8'5" (1.57 x 2.58)



Shower Room

7'11" x 4'11" (2.43 x 1.5)



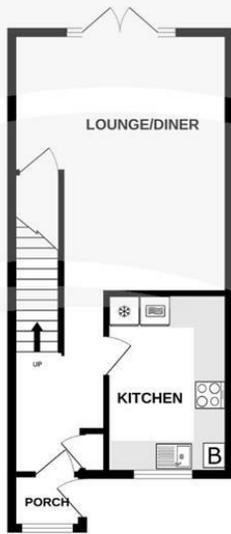
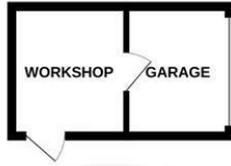
Garden



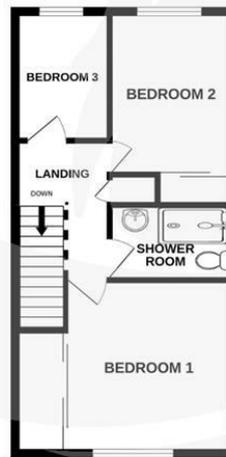
Workshop/Garage



GROUND FLOOR
50.5 sq.m. (544 sq.ft.) approx.



1ST FLOOR
37.9 sq.m. (408 sq.ft.) approx.



TOTAL FLOOR AREA : 88.5 sq.m. (952 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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.
Made with Metropix (2020)

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	83

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	

