



SAXON SHORE
— ESTATE AGENTS —



115 Whitstable Road, Faversham, Kent ME13 8BH

Offers in excess of £385,000

Introducing this very well presented, extended three bedroom semi detached house on Whitstable Road in Faversham. Located only a short distance from Faversham town centre and main line station.

Accommodation spans across two floors comprising of an entrance hall, a lounge with a bay window and a working fireplace, a dining room, an extended kitchen with skylight and french doors that open onto the garden, a utility room and a W/C to the ground floor.

Upstairs are two double bedrooms, a good sized single bedroom and a shower room.

Outside to the rear is a spacious garden mainly laid to lawn with a patio area and a shed.

Don't miss your chance to make this house, your new home. Contact us to arrange a viewing!

Entrance Hall



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



Dining Room
12'5" x 10'5" (3.80m x 3.18m)



Kitchen
13'10" x 13'8" (4.22m x 4.19m)



Utility Room
5'5" x 6'0" (1.67 x 1.84)



WC
3'3" x 6'0" (1 x 1.84)



Bedroom 1
12'5" x 10'3" (3.8m x 3.14m)



Bedroom 2
12'1" x 10'3" (3.69m x 3.14m)



Bedroom 3
8'4" x 6'4" (2.55m x 1.94m)



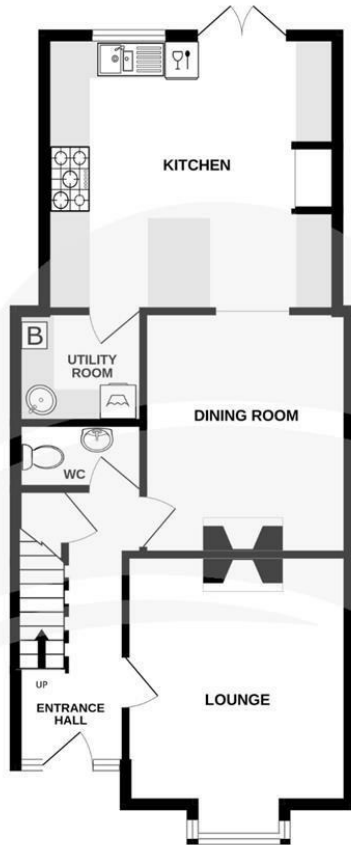
Shower Room
6'4" x 6'4" (1.94m x 1.94m)



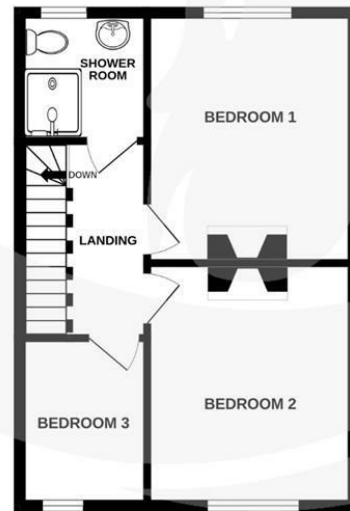
Garden



GROUND FLOOR
55.2 sq.m. (595 sq.ft.) approx.



FIRST FLOOR
36.8 sq.m. (396 sq.ft.) approx.



TOTAL FLOOR AREA: 92.1 sq.m. (991 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 not 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		58	75
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		71	73
EU Directive 2002/91/EC			

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