



SAXON SHORE
— ESTATE AGENTS —



10 Poplar View, Faversham, ME13 9AF

Offers in excess of £300,000

Extended and improved by the current owners! This light and airy three bedroom property overlooks a lovely green and has a dedicated parking area close by. Situated on the outskirts of the ever popular village of Boughton Under Blean and only a few minutes walk from local pubs, a shop and primary school this really is an excellently located property. The accommodation on offer comprises of sitting room, kitchen, and bathroom to the ground floor, upstairs are two bedrooms and a shower room. Upstairs again is a spacious double bedroom with built in wardrobes and eaves storage and a lovely view over the green. Outside is a garden to rear with a large patio, ideal for entertaining and a well presented garden room, currently used as an office/store room. This would be a fabulous first buy or home for a small family and should be viewed at your earliest convenience.

Lounge
14'7" x 10'11" (4.45 x 3.34)



Bathroom
8'2" x 8'3" (2.51 x 2.54)



Kitchen/Diner
14'7" x 10'7" (4.45 x 3.23)



Landing



Bedroom 1
14'7" x 9'7" (4.45 x 2.93)



Bedroom 2
9'1" x 9'8" (2.79 x 2.95)



Shower Room
6'10" x 5'3" (2.1 x 1.61)



Bedroom 3
14'7" x 12'9" (4.45 x 3.91)



Summer house
8'8" x 8'7" (2.66 x 2.64)

Back Garden



Front Garden



Parking Area



View



GROUND FLOOR
46.4 sq.m. (499 sq.ft.) approx.



1ST FLOOR
29.2 sq.m. (314 sq.ft.) approx.



2ND FLOOR
18.4 sq.m. (198 sq.ft.) approx.



TOTAL FLOOR AREA : 94.0 sq.m. (1011 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		69	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			
		EU Directive 2002/91/EC	

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