



**SAXON SHORE**  
— ESTATE AGENTS —



## **21 Cyprus Road, Faversham, Kent ME13 8HB**

### **Offers in excess of £250,000**

Introducing this two bedroom, mid-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 train station.

Accommodation spans across two floors and comprises a lounge, a dining room, a modern kitchen, and a WC to the ground floor.

Upstairs on the first floor are two, good sized double bedrooms and a full bathroom.

Outside to the rear is a private courtyard garden with access to the alley way.

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



**Lounge**  
11'11" x 10'5" (3.65 x 3.20)



**Dining Room**  
11'11" x 10'5" (3.65 x 3.20)



**Kitchen**  
13'5" x 6'10" (4.1 x 2.1)



**WC**



**Bedroom 1**  
15'1" x 10'5" (4.6 x 3.2)



**Bedroom 2**  
11'1" x 10'5" (3.4 x 3.2)



**Bathroom**  
13'5" x 6'10" (4.1 x 2.1)



**Garden**



GROUND FLOOR  
33.6 sq.m. (361 sq.ft.) approx.



1ST FLOOR  
40.4 sq.m. (435 sq.ft.) approx.



TOTAL FLOOR AREA : 74.0 sq.m. (797 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		64	78
		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales			
		EU Directive 2002/91/EC	

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