



SAXON SHORE
— ESTATE AGENTS —



8 Millfield Road, Faversham, Kent ME13 8BY

£330,000

Millfield estate has in recent years become one of Faversham's sought after destinations given the generally well built nature of the properties and the generous plots they sit in. This three bedroom semi detached home is located at the end of a cul de sac with off road parking to the front. Inside you will find a generous clean and tidy property that may require some modernisation for some tastes. The layout comprises, entrance hall, kitchen, lounge diner and the old coal house which is now used as a utility space with a separate WC. Upstairs are three bedrooms and the family bathroom outside is a well proportioned garden to the rear. Demand for these properties is always strong and therefore early viewing is recommended.

The picturesque market town of Faversham is ideally located for coast & country, with excellent transport links including High speed rail links into London St. Pancras. Its countryside is the ultimate pub-walk territory, with many trails leading you through Kent's varied scenery, from the heights of the Kent Downs, through the ancient Woodlands, blossoming orchards, breathtaking marshes & nature reserves on the Saxon Shore Way.

Faversham is proud of its rich history, it has over 500 listed buildings and was an important area during Roman, Saxon and through to modern times. In addition to its olde-worlde charm,

Hall

Lounge

22'0" x 10'9" (6.73 x 3.29)



Kitchen

14'4" x 11'4" (4.38 x 3.47)



Rear utility



WC

Bedroom 1

11'9" x 10'10" (3.60 x 3.31)



Bedroom 2

14'0" x 7'11" (4.27 x 2.42)



Bedroom 3/ Study

8'5" x 7'11" (2.57 x 2.42)



Bathroom

8'5" x 5'6" (2.57 x 1.70)



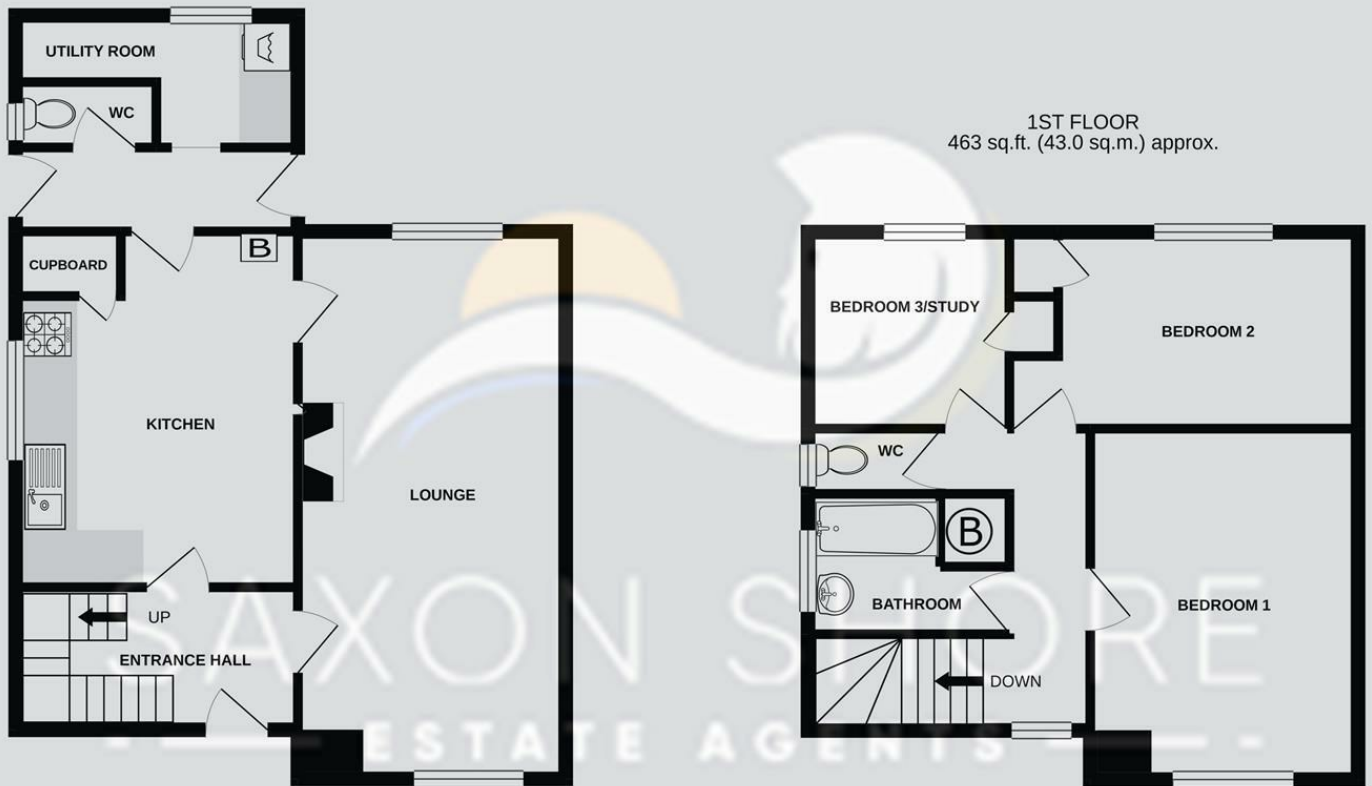
WC

Garden



GROUND FLOOR
554 sq.ft. (51.5 sq.m.) approx.

1ST FLOOR
463 sq.ft. (43.0 sq.m.) approx.



TOTAL FLOOR AREA : 1017 sq.ft. (94.5 sq.m.) 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			85
(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	

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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