



SAXON SHORE  
— ESTATE AGENTS —



## 185 The Street,, Boughton Under Blean, ME13 9BH Offers in excess of £270,000

Introducing this beautiful and colourful two bedroom Victorian cottage located in the popular village of Boughton just outside of Faversham. The property retains a wealth of original features such as sash windows at the front, open fire place and wooden doors and floorboards.

Accommodation spans across split levels, two levels at the front with single glazed sash windows and three levels at the back with double glazed modern windows. The ground floor comprises of, a high-ceiling lounge with gorgeous exposed wooden beams and an open fireplace, further down a cosy kitchen/diner with a door opening to the garden. On the second floor, first, the family bathroom with built in cupboards for storage, the boiler and one useful for a washing machine/dryer. Further up, a charming double bedroom with original fitted cupboard and a cast iron fireplace.

Onto the third floor, is located the second double bedroom with stunning view onto the orchard at the back of the gardens.

Outside to the rear is a garden, mainly laid to lawn with a patio area and a shared access along the property.

## Lounge

10'7" x 12'5" (3.25 x 3.8)



## Kitchen/Diner

10'7" x 12'7" (3.25 x 3.85)



## Bathroom

10'7" x 10'1" (3.25 x 3.08)



## Bedroom 1

10'7" x 12'5" (3.25 x 3.8)



## Bedroom 2

10'7" x 12'7" minus stairs (3.25 x 3.85 minus stairs)



## Garden



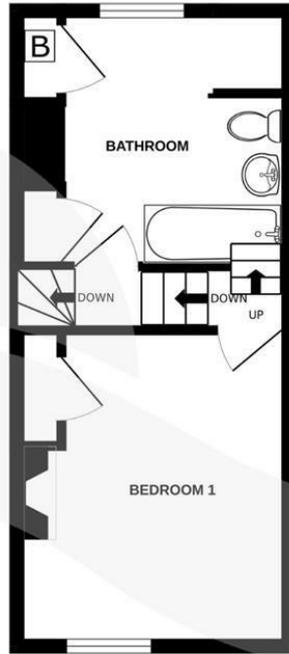
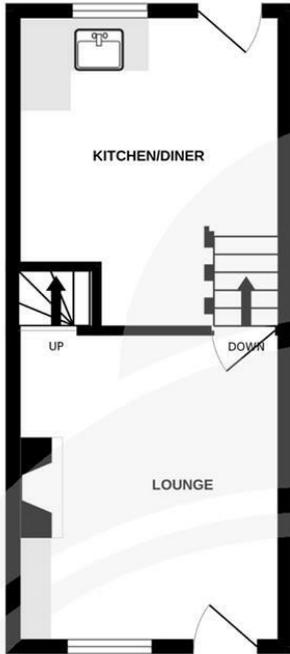
## View



GROUND FLOOR  
24.3 sq.m. (261 sq.ft.) approx.

1ST FLOOR  
23.9 sq.m. (258 sq.ft.) approx.

2ND FLOOR  
12.5 sq.m. (135 sq.ft.) approx.



TOTAL FLOOR AREA : 60.7 sq.m. (653 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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