



SAXON SHORE
ESTATE AGENTS



202 The Street, Faversham, ME13 9AL Offers in excess of £400,000

Introducing this characterful two bedroom, end of terrace, house located in The Street in the village of Boughton-Under-Blean. Originally a dwelling with adjoining village shop, this property benefits from a bonus studio building. The village sits between Faversham and Canterbury, conveniently situated close to transport links and ideal for commuters. This family home is situated on the Main Street within walking distance to the village school, recreation ground, churches, village shop and country walks. Available for sale with no onward chain.

Accommodation spans across two floors and comprises an entrance hall, a spacious lounge with shuttered windows allowing in plenty of natural light, a lounge with working wood burner and an arch way through to a kitchen/dining room, a utility space and shower room to the ground floor.

Upstairs on the first floor are two good sized double bedrooms both with original, feature fire places, and a full bathroom with a freestanding bath and separate shower.

Entrance Hall

5'2" x 11'2" (1.6 x 3.42)



Sitting Room

12'9" x 11'2" (3.9 x 3.42)



Utility

2'5" x 6'2" (0.75 x 1.9)



Staircase



Shower Room

4'10" x 6'2" (1.49 x 1.9)



Lounge

16'8" x 10'8" (5.09 x 3.27)



Landing

Bedroom 1

18'4" x 11'4" (5.6 x 3.47)



Dining Room

8'7" x 10'3" (2.62 x 3.14)



Kitchen

8'0" x 10'3" (2.46 x 3.14)

Bedroom 2
10'7" x 13'5" (3.23 x 4.1)



Bathroom

7'11" x 9'10" (2.43 x 3)



Studio

13'7" x 18'7" x 6'6" storeys (4.15 x 5.68 x 2 storeys)



Patio



Garden



GROUND FLOOR
82.6 sq.m. (889 sq.ft.) approx.

1ST FLOOR
69.6 sq.m. (749 sq.ft.) approx.



TOTAL FLOOR AREA: 152.2 sq.m. (1638 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 inaccuracy. The floorplan is for illustrative purposes only and is not to scale. It is intended for 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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