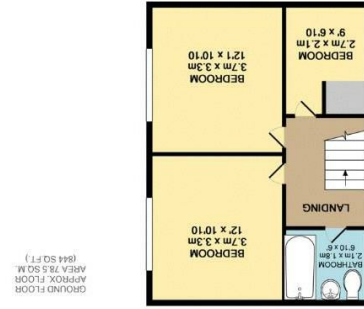
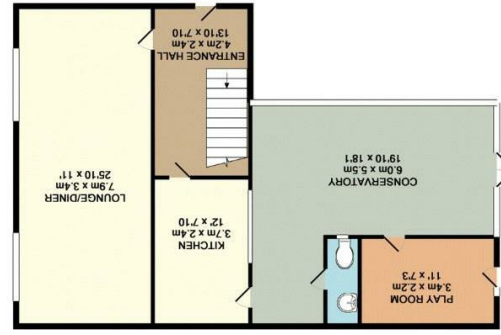


**10 THE CHARLTONS
FAVERSHAM**

£280,000



TOTAL APPROX. FLOOR AREA 117.9 SQ.M (1270 SQ.FT.)
 Other Agency should have been made to ensure the accuracy of the floor contained here. Measurements of rooms, corridors, stairs and balconies are not included in these figures. The area of the plot is the responsibility of the purchaser. The above figures are approximate and should be used as a guide only. Measurements are taken from the centre of the room contained here. Measurements are taken from the centre of the room contained here. Measurements are taken from the centre of the room contained here.

Energy Efficiency Rating	
Very energy efficient - lower running costs	7A (81-91)
Energy efficient	7B (69-80)
Decent	7C (55-68)
Needs to be improved	7D (45-54)
Needs significant improvement	7E (35-44)
Very poor energy efficiency - higher running costs	7F (21-34)
Very poor energy efficiency - higher running costs	7G (1-20)

England & Wales
 EU Directive 2002/91/EC

miles & barr
 YOUR PROPERTY AGENT

4 Lines Place Preston Street, Faversham, ME13 8PQ
 t: 01795 507111 e: faversham@milesandbarr.co.uk

Propertymark PROTECTED
 ota PROTECTED
 Relocation network
 The Property Ombudsman

In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure

- No Onward Chain
- Three Bedroom Semi Detached
- Popular Village Location
- Countryside Views
- Spacious
- Large Plot

LOCATION

Boughton and Dunkirk are ideally situated almost equidistant between Faversham and Canterbury. Highly popular and with excellent access to the M2 and London, the villages of Boughton and Selling both boast popular primary schools, a selection of pubs and restaurants, village shops and bus stops serving both Faversham and Canterbury. There is also a local fruit & vegetable store, and village post office.

From Dunkirk and Boughton there are some lovely walks either deep into the Kent countryside or north towards the coast, and for garden lovers there is an excellent local garden centre.

ABOUT

OFFERED WITH NO ONWARD CHAIN

As marketing agents to the vendors, Miles and Barr are delighted to offer this lovely three bedroom semi detached family home in the ever popular village of Boughton-under-Blean. Set on an large plot with countryside views to the rear this really is a must view property!

The home is well located less than a 10 minute walk from the local Ofsted 'good' primary school, shops and pubs, plus good bus links into Faversham and Canterbury.

The accommodation in brief comprises - downstairs - entrance hall, large lounge diner 25ft in length, well equipped kitchen with lots of storage in wall and base units, large conservatory, playroom and cloak room - upstairs - three bedrooms, two are good size doubles and a single room and the family bathroom, - externally - the front garden is laid to lawn with flower borders, to the rear there is decking from which those views can be enjoyed and the garden is also laid to lawn.

Call Miles & Barr 7 days a week to arrange your internal viewing appointment!!!

DESCRIPTION

GROUND FLOOR

Entrance Hall

Lounge/Diner 25'10 x 11'0 (7.87m x 3.35m)

Kitchen 12'10 x 7'10 (3.91m x 2.39m)

Conservatory 19'10 x 18'1 (6.05m x 5.51m)

Study 11'0 x 7'3 (3.35m x 2.21m)

WC

FIRST FLOOR

Bedroom One 12'1 x 10'10 (3.68m x 3.30m)

Bedroom Two 12'0 x 10'10 (3.66m x 3.30m)

Bedroom Three 9' x 6'10 (2.74m x 2.08m)

Bathroom 6'10 x 6' (2.08m x 1.83m)

EXTERNAL

Front Garden

Rear Garden

