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4 Limes Place Preston Street, Faversham, ME13 8PQ
 T: 01795 507111 E: faversham@milesandbarr.co.uk



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (81-91)
Energy efficient - lower running costs	B (61-80)
Decent energy efficiency	C (51-60)
Below average energy efficiency	D (41-50)
Below average energy efficiency	E (31-40)
Poor energy efficiency - higher running costs	F (21-30)
Very poor energy efficiency - higher running costs	G (1-20)

Total approx floor area: 86.8 m² (934.8 ft²)
 Ground Floor: 40.6 m² (437.1 ft²)
 1st Floor: 25.2 m² (271.3 ft²)
 2nd Floor: 21.0 m² (226.4 ft²)



POPLAR VIEW FAVERSHAM



**POPLAR VIEW
FAVERSHAM**

£285,000

- Semi-Rural Location
- All Rooms Are Generous Size
- Approx. 925/sqft.
- Ample Parking
- Front and Rear Garden
- Arranged Over Three Floors
- Kitchen/Diner
- Easy Access to A2/M2/Thanet Way

ABOUT

SUBSTANTIAL TERRACE HOME IN BEAUTIFUL SEMI-RURAL SETTING!

Miles and Barr are delighted to bring to the market this spacious terrace home along Brickfield Lane in Boughton-Under-Blean. This superb 2 bedroom property is situated in a semi-rural location but with excellent access to the M2, Faversham and Canterbury. The house is well appointed and offers generous accommodation over three floors.

The property was previously extended to provide the ground floor with a very large lounge with fireplace and large window looking out over the fields. There are then double doors leading through to the kitchen/diner. The kitchen is very in keeping with the style of the property and features lovely wooden worktops and a butler sink. On the first floor there is a generous landing with a very large double bedroom at the front of the property, with then a modern shower room with impressive walk in shower. Finally on the second floor is another large double bedroom with windows both front and back.

Externally there is a generous driveway offering parking for 3 or 4 cars leading up from Brickfield Lane to the rear garden; which is a benefit that isn't enjoyed by most of the properties in this run of terraces. There is then a large shed and lawn section, pathway through the middle and flower beds down one side. At the top of the garden is a concrete patio. At the front of the property is a front garden, largely laid to lawn with some mature bushes.

Additional benefits include a combination boiler which was installed approximately 2 years ago and all internal doors have been replaced.

Viewings are highly recommended and can be arranged by contacting Miles and Barr on 01795 507111.

DESCRIPTION

Entrance

Lounge 19'8 x 14'3 (5.99m x 4.34m)

Kitchen/Diner 13'11 x 10'9 (4.24m x 3.28m)

First Floor

Bedroom One

Shower Room 8'11 x 5'11 (2.72m x 1.80m)

Second Floor

Bedroom Two 14'11 x 14'4 (4.55m x 4.37m)

External

Front Garden

Rear Garden

Driveway

LOCATION

Boughton and Dunkirk are ideally situated almost equidistant between Faversham and Canterbury. Highly popular and with excellent access to the M2, the village of Boughton boasts a popular primary school, a selection of pubs and restaurants, village shop and bus stops serving both Faversham and Canterbury. 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 garden centre.

