



33, Whitstable Road,  
Faversham, ME13 8BG

£365,000



- 3 Bedroom Semi-Detached Family Home
- Off Road Parking for 2 Cars
- Generously Proportioned Rooms
- Large Garden
- Conservatory
- Long Galley Kitchen





33 Whitstable Road, Faversham, , ME13 8BG



**PORCH:**

**HALLWAY:**

**LOUNGE/DINER:**

24'3 x 11'3 (78'8" x 36'1" x 9'10")

**CONSERVATORY:**

10'7 x 8'8 (32'9" x 22'11" x 26'2" x 26'2")

**KITCHEN:**

16'9 x 5'10 (52'5" x 29'6" x 16'4" x 32'9")

**STAIRS/LANDING TO FIRST FLOOR:**

**BEDROOM 1:**

12'10 x 8'1 (39'4" x 32'9" x 26'2" x 3'3")

**BEDROOM 2:**

11'6 x 10'7 (36'1" x 19'8" x 32'9" x 22'11")

**BEDROOM 3:**

8'1 x 6'5 (26'2" x 3'3" x 19'8" x 16'4")

**BATHROOM:**

7'0 x 5'10 (22'11" x 0'0" x 16'4" x 32'9")





#### REAR GARDEN:

Large rear garden with a patio area, lawn, shed and greenhouse

#### PARKING:

Driveway for 2 cars. No Parking Restrictions

#### TENURE:

FREEHOLD

#### SERVICES:

Mains water, drainage and sewerage.

The property is heated with electrical storage heaters.

#### LOCAL AUTHORITY:

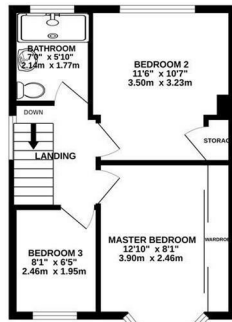
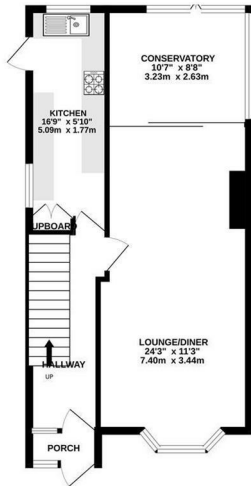
Swale Council - Council tax band C.





GROUND FLOOR  
532 sq.ft. (49.4 sq.m.) approx.

1ST FLOOR  
381 sq.ft. (35.4 sq.m.) approx.



TOTAL FLOOR AREA: 912 sq.ft. (84.8 sq.m.) approx.  
Whilst every effort has been made to ensure the accuracy of the figures contained herein, measurements of dimensions, volumes, areas and any other data are approximate and no responsibility is taken for any inaccuracy or misstatement. These figures are for guidance purposes only and should not be relied upon for any purpose other than that for which they are provided. The figures are for guidance purposes only and should not be relied upon for any purpose other than that for which they are provided. The figures are for guidance purposes only and should not be relied upon for any purpose other than that for which they are provided.

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>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	52	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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