



33, Whitstable Road,
Faversham, ME13 8BG

£385,000



- 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")

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:

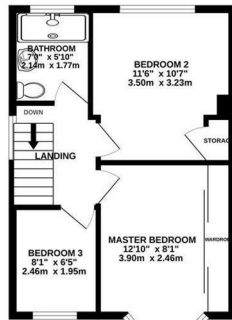
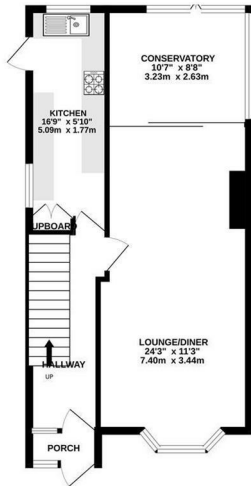
Swale Council - Council tax band C.





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 areas, volumes, masses 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) A		
(81-91) B		
(69-80) C		74
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.