



Boughton-under-Blean

Guide Price: £320,000 Freehold



WHITNEY HOMES
COASTAL, TOWN & COUNTRY

9 St Peters Road
Boughton-under-Blean
Faversham
ME13 9TA

Description

9 St Peters Road, is a good sized well-presented three-bedroom semi-detached family home with off road parking, enclosed rear garden and workshop.

Construction is red brick with tile hung façade, front porch, double glazed windows and doors, and built, we believe, in the 1960s.

Features

- **Entrance Hall**, double glazed entry door, storage cupboard, stairs leading to first floor.
- **Sitting/Dining Room** double aspect, with patio door opening onto the rear gardens.
- **Kitchen**, beautifully fitted and stylish kitchen with range of base and wall mounted cabinets, fitted cooker, with extractor hood, space and plumbing for dishwasher, free standing fridge, tiled walls.
- **Utility Room**, wall mounted cabinets, space and plumbing for washing machine, door to rear garden.
- **WC** Low level and hand basin.
- **Landing**, loft hatch with ladder, loft is boarded with skylight window and houses the boiler.
- **Master bedroom**, range of built-in wardrobes
- **Bedroom 2**, built-in wardrobe.
- **Bedroom 3**, double glazed window.
- **Family bathroom**, lovely contemporary bathroom suite, with panelled bath, separate shower cubicle, hand basin set in vanity unit, WC, attractive tiling
- **Workshop/storage**, concrete floor, power and light.
- **South facing Garden**
- **Off Road parking**, for two cars



Situation

The property is located in the popular village of Boughton-under-Blean which lies about 6 miles west of the historical city of Canterbury and 4 miles east of the market town of Faversham. The 'High Street' is also nearby which offers many local amenities, to include a primary school, post office, hairdressers, several churches and a village store. There are a range of public houses and restaurants, and it has a real community feel. Nearby is Blean Woods which has been designated a Site of Special Scientific Interest and covers more than eleven square miles where you can enjoy beautiful walks and cycling.

Recreational facilities in and around the area include sports centres and swimming pools, an excellent choice of golf courses, and fishing and water sports can be found along the coast. Transport links are also good, with the high-speed train services operating from Faversham to London St. Pancras.

The A2 gives easy access into the M2, M20, and M25 motorway networks. The Channel Tunnel at Cheriton and the Port of Dover provide services to the continent and are both within easy reach.

Viewings

Strictly by appointment through Whitney Homes

Tel: 01303 262853

Email: info@whitneyhomes.co.uk

Property Information

Services: Mains water, electricity, gas and drainage.

Local authority: Swale District Council

Council tax band: C





Approximate Gross Internal Area (Including Low Ceiling) = 100 sq m / 1070 sq ft
 Workshop = 22 sq m / 239 sq ft

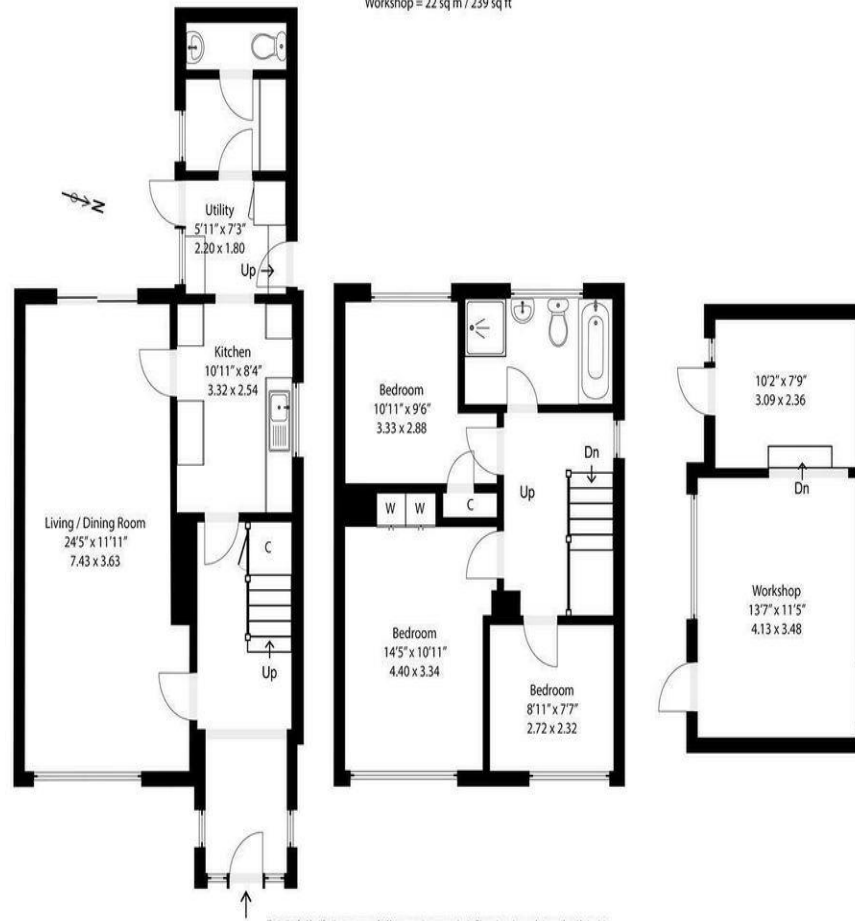
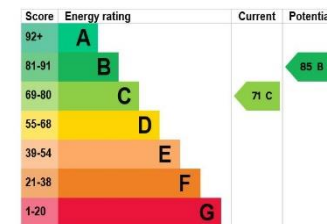


Illustration for identification purposes only. Measurements are approximate. Dimensions given are between the widest points. Not to scale. Outbuildings are not shown in actual location.



potential energy rating.

Disclaimer

1. These particulars have been prepared in good faith as a general guide, they are not exhaustive and include information provided to us by other parties including the seller, not all of which will have been verified by us. 2. We have not carried out a detailed or structural survey; we have not tested any services, appliances or fittings. Measurements, floor plans, orientation and distances are given as approximate only and should not be relied on. 3. The photographs are not necessarily comprehensive or current, aspects may have changed since the photographs were taken. No assumption should be made that any contents are included in the sale. 4. We have not checked that the property has all necessary planning, building regulation approval, statutory or regulatory permissions or consents. Any reference to any alterations or use of any part of the property does not mean that necessary planning, building regulations, or other consent has been obtained. 5. Prospective purchasers should satisfy themselves by inspection, searches, enquiries, surveys, and professional advice about all relevant aspects of the property. 6. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact; we have no authority to make or give any representation or warranties in relation to the property. If these are required, you should include their terms in any contract between you and the seller.

Whitney Homes
Hythe

01303 262853
info@whitneyhomes.co.uk



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