



FOUNDATION

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9 St. Peters Road, Boughton-under-Blean ME13 9TA

3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



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- Attractive Semi Detached Family Home
- Three Generously Proportioned Bedrooms
- Open Plan Living Room With Patio Doors
- Kitchen Breakfast room With Separate Utility
- Opportunity To Further Enhance & Add Value
- Southwest Facing Garden With Large Workshop
- Bloc Paved Driveway
- Moments From Boughton Village High Street

SITUATION:

Boughton-under-Blean is five miles east of Faversham and five miles west of the bustling cathedral city of Canterbury. It has an extremely long main street with scores of old buildings either side and is a designated conservation area.

The village benefits from a primary school, a post office, hairdressers, several churches and a village store. There are a range of pubs and restaurants, and it has a real community feel. It is situated next to Blean Woods which have been designated a Site of Special Scientific Interest and cover more than eleven square miles.

Boughton is close to the A2, which gives easy access to the motorway network, London and coast bound. Its neighbouring village Dunkirk has a new village hall, a garden centre, a pub and farm shop. The villages are closely linked and have a real community spirit.

The nearby towns of Faversham and Canterbury offer a wide choice of secondary education, leisure amenities and excellent shopping facilities along with mainline train stations with the high-speed link to London St Pancras. Faversham has the renowned Queen Elizabeth Grammar School, whilst Canterbury offers a selection of both state and private schools, and three universities.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities and is 8 miles away.



DESCRIPTION:

An attractive three bedroomed property offering almost 1100 sq.ft of accommodation situated in the sought after village of Boughton-under-Blean. The property is being sold chain free with the opportunity for someone to make further enhancements and add their own value.

There is a great feeling of light and space within the property with its neutral palette, simple kitchen, and vast open plan living spaces, which makes it an ideal property for a family who are looking for modern conveniences such as off-road parking, a utility room, upstairs bathroom and downstairs cloakroom.

Set within a small cul-de-sac with a driveway suitable for a large vehicle, there is a porch which was added in later years and elongates the length of the hallway, which has stairs to the first floor and leads through to the main living areas.



OUTSIDE:

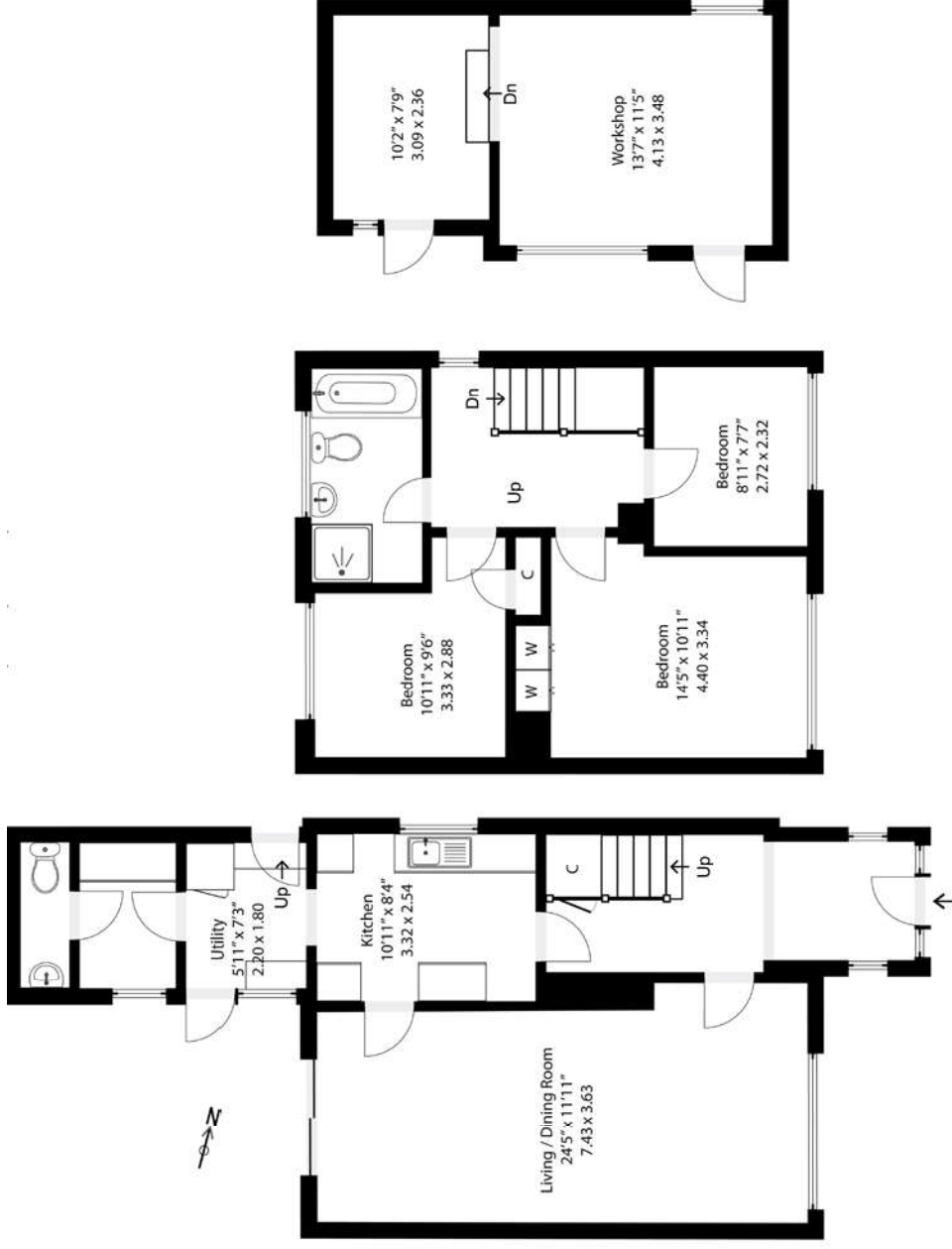
To the left there is a dual aspect open plan, family living room which has large window to the front and patio to doors to the rear, a doorway opens into the kitchen breakfast room which has an array of modern units with space for free standing appliances, the kitchen has been finished with metro style tiles and connects with both the breakfast area, utility room and convenient downstairs cloakroom.

The attractive balustrade rises to the first floor which has a galleried landing leading to three generously proportioned bedrooms and a well-appointed family bathroom comprising of a bathtub, separate shower, hand basin and WC.

From the breakfast room there is a door leading to the right side of the property which has a storage cupboard, on the opposite to this opening there is access to the southwest facing which is laid with both patio lawn and bordered by established shrubs.

There is a 240 sq.ft workshop which sits neatly behind the property, ideal for keeping tools and garden furniture but could equally become a lovely garden room.

To the front of the property a bloc paved driveway provides parking for one car, there is a picket fence to one side and a brick wall to another, a gate leads to the side of the property which has a useful storage cupboard and plenty of room to keep waste bins.



TOTAL FLOOR AREA: 1317 sq. ft (122 sq. m)
 HOUSE: 1078 sq. ft (100 sq. m)
 WORKSHOP: 239 sq. ft (22 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

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