



Freehold



9 Burnt Oast Road, Boughton ME13 9SU

- Delightful Terrace Property
- Two Double Bedrooms
- Updated Family Bathroom
- South West Facing Garden
- Walking Distance To Village Centre
- Abundance Of Country Walks On The Doorstep
- Less Than Six Miles To Canterbury
- Three Miles To Faversham

BOUGHTON & LOCAL AREA:

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:

A 1960's-built terrace with excellent proportions and a generous southwest facing garden, conveniently situated in the heart of Boughton village with amenities all within walking distance.

The 700 sq.ft property offers an opportunity to make further enhancements, however the current owners have made several improvements themselves including updating the bathroom and installing a new cooker.

The front door opens into a delightful sitting room which in turn leads onto a bright and airy kitchen breakfast room, with door to the rear garden. There are white units which integrate a fridge freezer and double oven, whilst there is plenty of space for other free-standing appliances.

To the first floor one will find a well-appointed family bathroom, which comprises of shower over bathtub, basin and WC. There are two generous doubles, with the main



bedroom benefitting from fitted wardrobes.

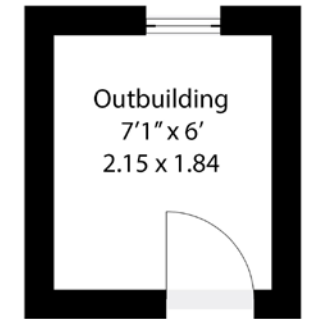
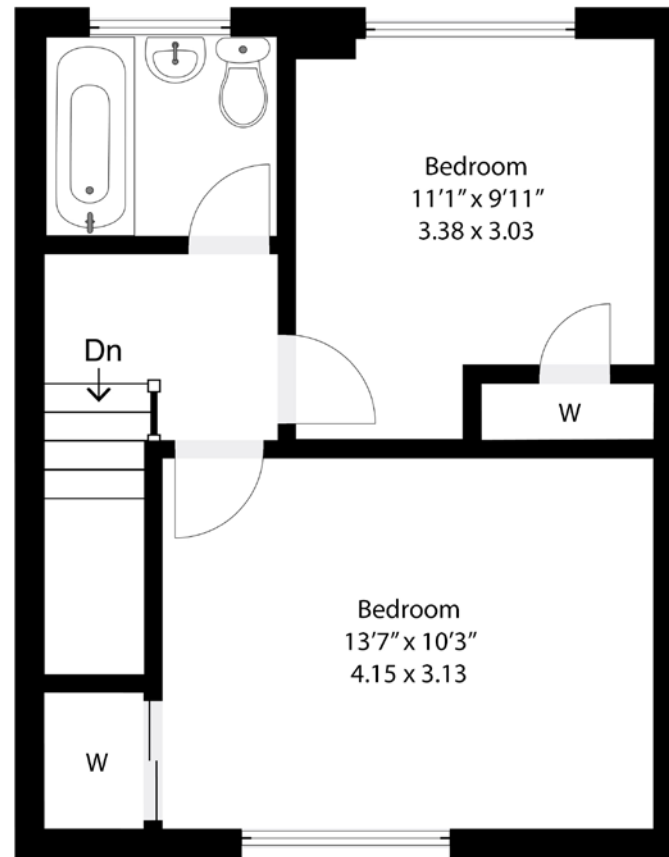
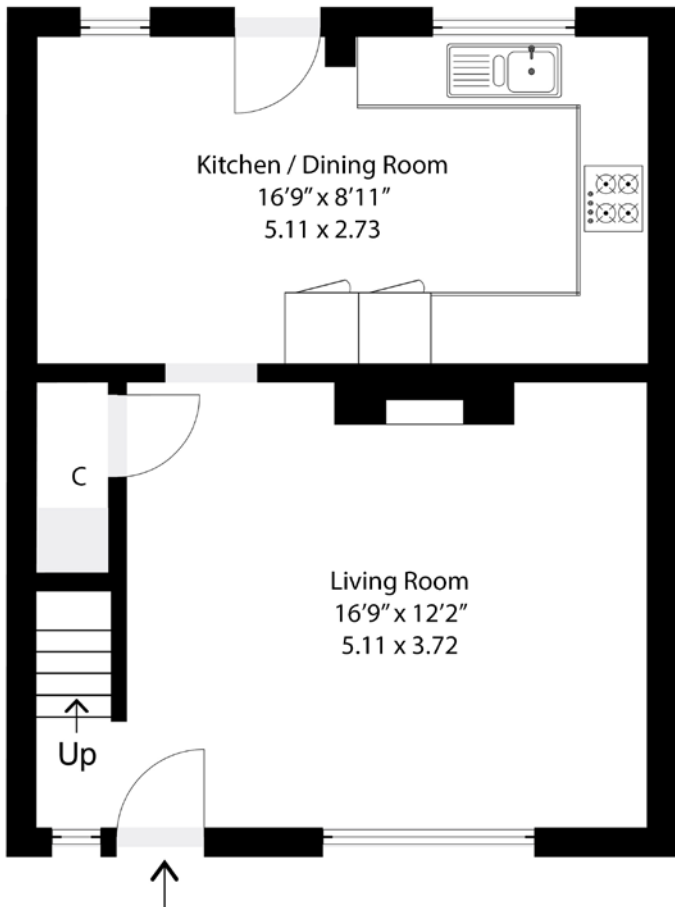
The property has been well looked after and in excellent condition however there is an opportunity for someone to add their own stamp and value to their home.

OUTSIDE:

A southwest facing garden, is mainly laid to lawn with a brick build outbuilding ideal for storage, the garden is bordered by fencing, with a stepping stone path running through the lawn.

The property is conveniently located in Burnt Oast Road, which is just a short walk to the village street with its popular primary school, convenience store and local pub.

There is an excellent bus route into the Cathedral city of Canterbury and the market town of Faversham.



Low Ceiling
< 1.5m



TOTAL FLOOR AREA: 777 sq. ft (72 sq. m)
HOUSE: 734 sq. ft (68 sq. m)
OUTBUILDING: 43 sq. ft (4 sq. m)



EPC RATING
TBC



COUNCIL TAX BAND:
B



GENERAL INFORMATION
All services are connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

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