



48 Priory Row

Faversham, ME13 7EG

Greenleaf property Services are excited to bring to market this immaculately presented property, located on the sought-after Priory Row, Faversham.

This three bedroom family home has been updated to a high standard by the current owner and is conveniently located in close proximity to Davington Primary school and a short drive from Faversham's mainline railway station and medieval town centre, and further benefits from being just a stones throw from surrounding countryside and a short drive to the coast.

The property offers spacious accommodation throughout, and comprises of entrance porch, entrance hall, cloakroom W/C, lounge, modern fitted kitchen and separate dining room. French doors lead from the dining room onto the low maintenance, yet nicely landscaped rear garden- great for the family to enjoy during the summer months. To the first floor there are three good size bedrooms and family bathroom W/C.

Outside, the property comes with good sized insulated garage/workshop to rear, complete with inspection pit and off road parking to the front of the property. Call now to arrange your appointment to view!

EPC Grade C. Council tax band C.

Offers In Excess Of £345,000

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- FREEHOLD HOUSE IN SOUGHT-AFTER LOCATION
- TWO RECEPTION ROOMS
- FIRST FLOOR BATHROOM W/C
- COUNCIL TAX BAND C
- IMMACULATELY PRESENTED THROUGHOUT
- MODERN FITTED KITCHEN
- 6.1m x 4.41 m INSULATED GARAGE/WORKSHOP TO REAR WITH INSPECTION PIT
- THREE GOOD SIZE BEDROOMS
- DOWNSTAIRS CLOAKROOM W/C
- EPC GRADE C

Entrance Porch

Entrance Hall

Lounge

16'4" x 12'1" (4.98 x 3.7)

Kitchen

12'0" x 7'3" (3.67 x 2.22)

Cloakroom W/C

Dining Room

10'9" x 8'3" (3.3 x 2.53)

First Floor Landing

Entrance to loft with potential for conversion (STP)

Bedroom

12'8" x 8'4" (3.87 x 2.56)

Bedroom

10'11" x 8'4" (3.34 x 2.56)

Bedroom

8'11" x 6'5" (2.74 x 1.98)

Bathroom W/C

6'4" x 5'5" (1.94 x 1.67)

Rear garden

A good size with decked patio area and further paved area. Mainly laid to lawn with access to garage/workshop and rear vehicle access.

Garage/Workshop

20'0" x 14'5" (6.1 x 4.41)

With power and light and up and over door, accessed via shared-access driveway to side of property.

Off Road Parking

To the front of the property.

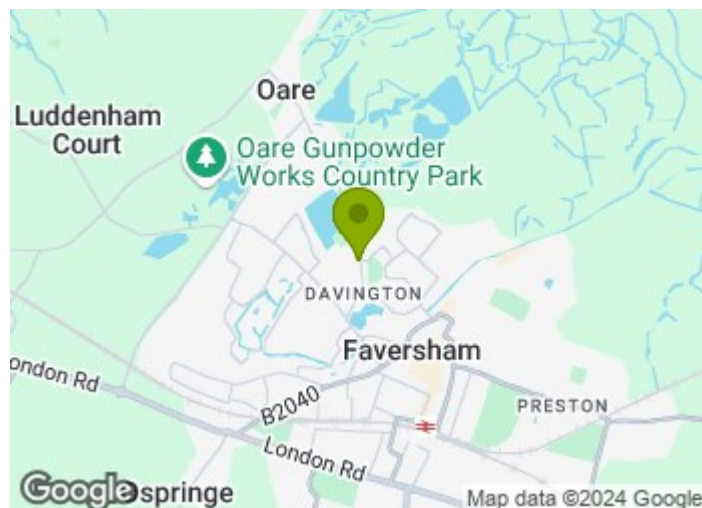
Agents Note

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services,

systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only, If you require clarification or further information on any points, please contact us. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

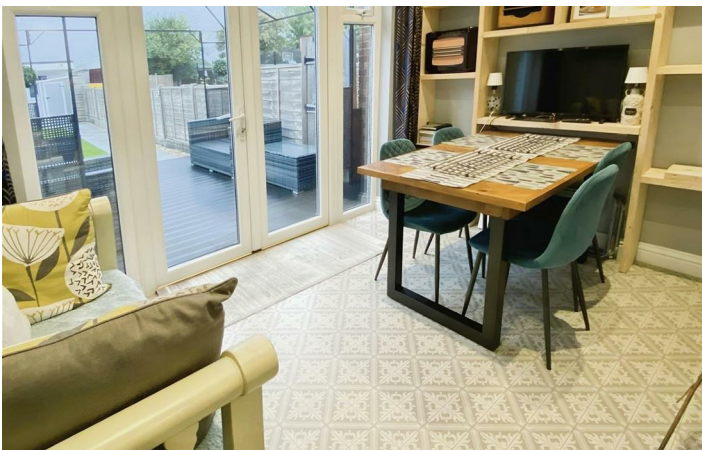
Agents Note

Greenleaf work closely with qualified, trusted and competitive mortgage consultants and local solicitors, enabling clients the time-saving opportunity of keeping all aspects of buying and selling a property under one roof. For this service we receive a fee of between one and two hundred pounds per referral.



Directions

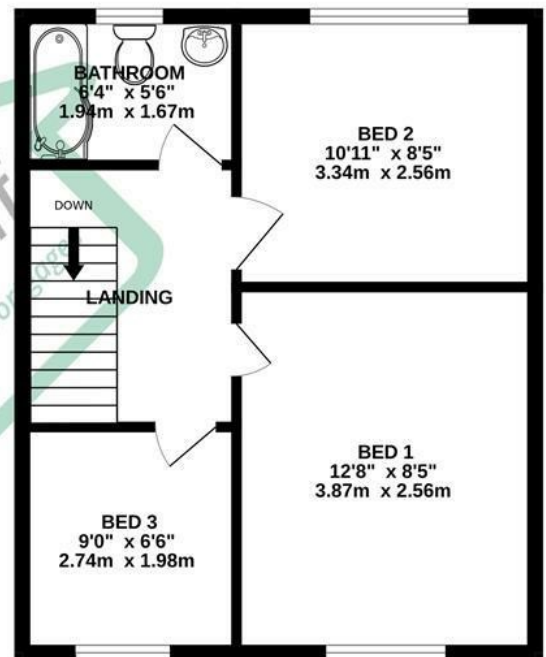
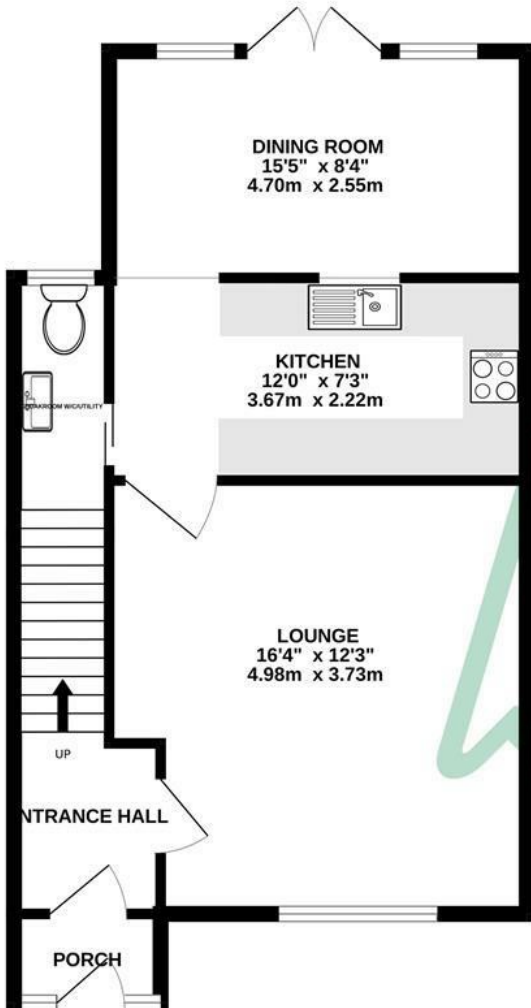
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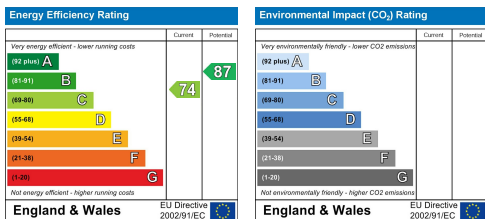
GROUND FLOOR
591 sq.ft. (55.0 sq.m.) approx.

1ST FLOOR
445 sq.ft. (41.3 sq.m.) approx.



TOTAL FLOOR AREA: 1036 sq.ft. (96.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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