



£350,000

Weaver Avenue, Faversham, ME13 7GW

Chattertons

EST 1893

Presented to the market in show home condition is this modern town house built in 2021 so still benefitting from NHBC guarantee. Located at the edge of a well appointed development with a lovely green outlook to the front. The house is arranged on 3 levels and features light and neutral decor throughout. On the ground floor is a lounge, separate kitchen breakfast room with integrated appliances and cloakroom, whilst on the first floor are 2 bedrooms and bathroom with a beautiful master bedroom on the top floor with spacious en suite with natural light from the velux window. Modern living with a perfect degree of separation this is an ideal first time buy. The owner of the property is related to a member of staff at Chattertons.



Modern house
Only 4 years old
Show home condition
On the edge of the development
3 bedrooms

Entrance Hallway

Storage cupboard housing combi boiler, radiator, luxury vinyl tiled floor

Lounge 13' 5" x 8' 11" (4.09m x 2.72m)

Double glazed window, double glazed french doors to the garden, radiator, luxury vinyl tiled floor

Kitchen Breakfast Room 15' 0" x 6' 7" (4.57m x 2.01m)

Double glazed window with lovely outlook to the front, fitted wall and base units with work surface, stainless steel single drainer sink unit with mixer taps, integrated dishwasher, integrated oven with gas hob and extractor hood, integrated fridge freezer, integrated washing machine, radiator, luxury vinyl tiled floor

Ground Floor Cloakroom

Low level wc, pedestal wash hand basin with mixer taps, tiled splash back. extractor fan, radiator, luxury vinyl tiled floor

Stairs to the first floor

Carpet

2 bathrooms
Lovely master bedroom with en suite
EPC rating B
Driveway with parking for 2 cars side by side
South facing garden

Bedroom 2 13' 4" x 9' 5" (4.06m x 2.87m)

Double glazed window, radiator, carpet

Bedroom 3 7' 11" x 6' 4" (2.41m x 1.93m)

Double glazed window to the front with lovely outlook, radiator, carpet

Bathroom

Panelled bath with mixer taps and shower attachment, local tiling, pedestal wash hand basin with mixer taps, low level wc, extractor fan, luxury vinyl tiled floor

Inner Hallway

Double glazed window to the front with lovely outlook, radiator with display case, carpet, stairs to the top floor

Bedroom 1 13' 4" x 13' 2" (4.06m x 4.01m)

Double glazed window to the front, eaves storage, radiator, carpet

En Suite

Velux window, eaves storage, walk in shower fully tiled, pedestal wash hand basin with mixer taps, low level wc, radiator, extractor fan, luxury vinyl tiled floor

Rear Garden

South facing, patio area with matching pathway, artificial grass, timber built shed, outside tap, rear access

Front Driveway

Blocked paved with 2 allocated parking bays side by side





Denotes restricted
head height

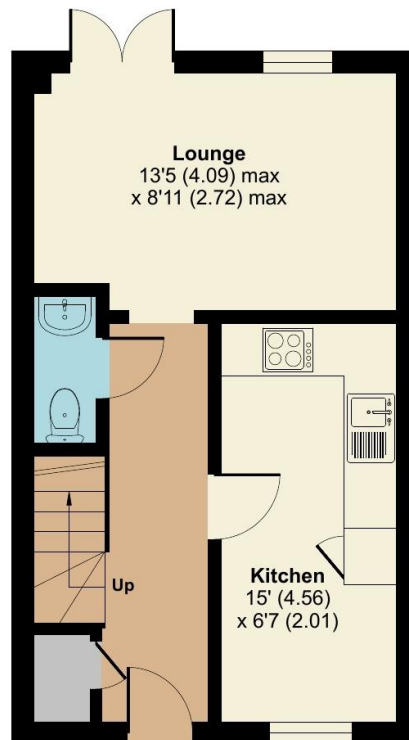
Weaver Avenue, Faversham, ME13

Approximate Area = 871 sq ft / 80.9 sq m

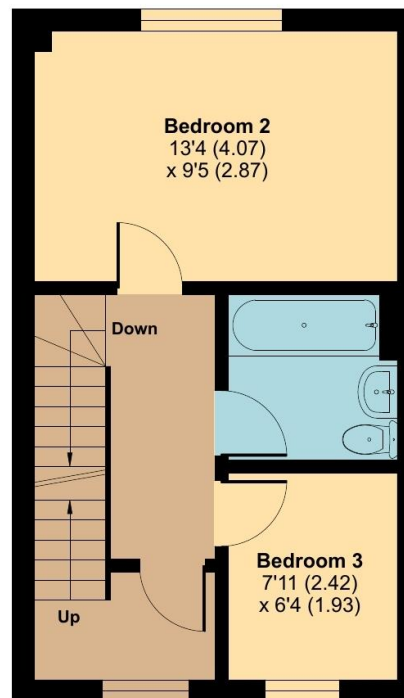
Limited Use Area(s) = 16 sq ft / 1.4 sq m

Total = 887 sq ft / 82.3 sq m

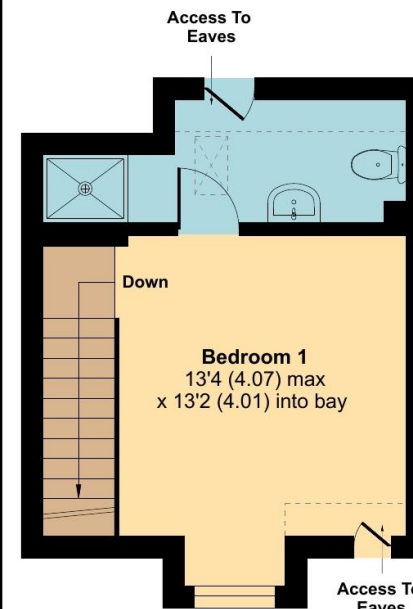
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Chattertons Estate Agents Ltd. REF: 1277143

All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the freehold/leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended / converted as to Planning approval and Building Regulation compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Where a room layout is included this is for general guidance only, it is not to scale and its accuracy cannot be confirmed. Ref Code:

020 8859 4000

405 Footscray Road
New Eltham SE9 3UL

sales.neweltham@chattertons.org.uk

Chattertons

EST 1893