

for sale

guide price **£280,000**



**2a Lower Road FAVERSHAM ME13 7NB**

**\*\*GUIDE PRICE £280,000 - £290,000 \*\***

Set in a sought after location within walking distance of Faversham town centre is this fully detached, two bedroom home. Sitting on a generous corner plot with front, side and rear gardens, off road parking and detached garage.





This fully detached, two bedroom home sits on a corner plot within a sought after location conveniently placed for access to Faversham's famous market town.

Offering ample garden space to the front, rear and side, this home is on the corner of Lower Road and Ospringe Road, the home is moments walk away from an array of shops, restaurants, amenities and primary schools. The property is also well placed for access to Faversham's main line train station with regular high speed services to London.

The home opens through a front porch in to the main entrance hall. The substantial lounge area has a double aspect to front and rear, providing plenty of natural and a comfortable living space. There is a fitted kitchen with an array of fitted units and a breakfast bar. To the first floor you find two bedrooms, the master with a substantial amount of built in storage and drawer space and main bathroom / wet room with walk in shower, WC and wash hand basin.

To the outside you will find a rear garden leading to a side garden behind the detached garage. There is gated access to the front of the home with driveway and further garden area to the front and side of the building.

Viewing is highly recommended to appreciate all on offer. \*See Agent's Note below





## **ACCOMMODATION**

### **Entrance Porch**

Window and door to front.

### **Entrance Hall**

Stairs to first floor with cupboard underneath. Carpet. Radiator.

### **Lounge**

16' 5" x 11' 11" max ( 5.00m x 3.63m max )

Dual aspect windows to front and rear. Carpet. Radiator. Fireplace.

### **Kitchen**

12' 2" max x 10' max ( 3.71m max x 3.05m max )

Windows. Fitted kitchen with wall & base units. Sink/drain. Gas hob, extractor fan and electric oven. Worksurfaces. Washing machine, fridge/freezer and tumble dryer.

### **First Floor Landing**

Access to loft. Window to half landing. Carpet.

### **Bedroom One**

16' 2" x 10' 10" ( 4.93m x 3.30m )

Dual aspect window to front and rear. Carpet. Radiator. Built in wardrobes and drawers. Two built in cupboards.

### **Bedroom Two**

12' 2" x 7' ( 3.71m x 2.13m )

Window. Carpet. Radiator. Built in wardrobe.

### **Wet Room**

Window. Fully tiled wet room with modern finish. Suite of WC, washbasin and shower. Radiator.

## **OUTSIDE**

Driveway to front with path leading to front door. Lawn to both sides. Side gate leading to rear garden which is fence enclosed, mainly laid to lawn. Garage.

### **Garage**

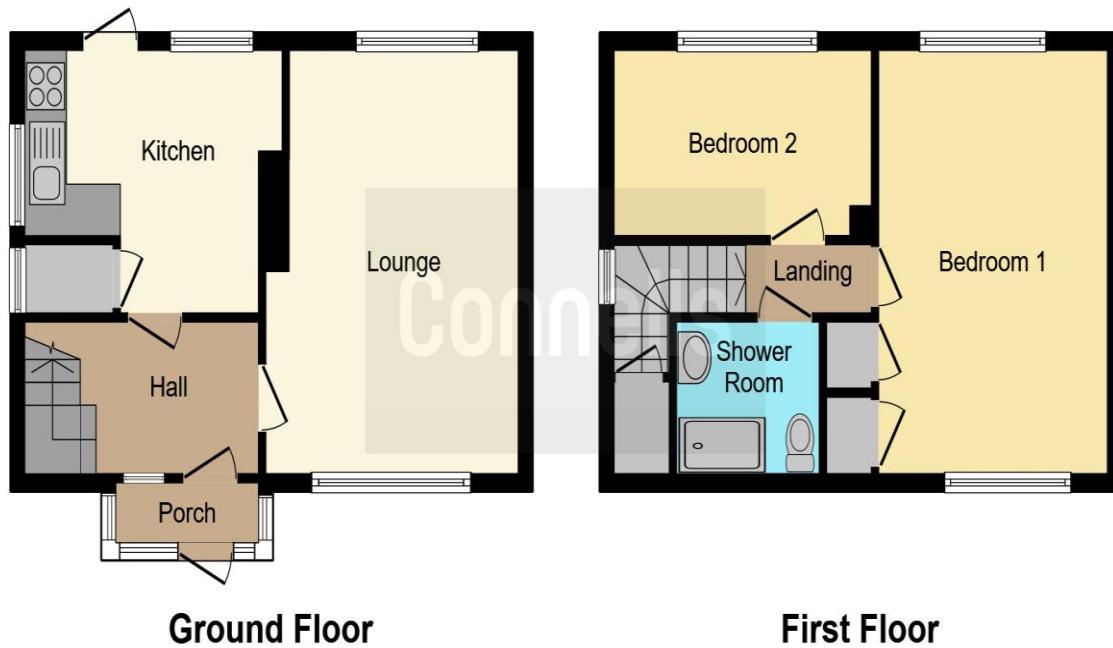
8' x 12' ( 2.44m x 3.66m )

Loft boarded out with light.

### **Agent's Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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7 Market Place  
 FAVERSHAM ME13 7AG

Property Ref: FAV102702 - 0012

**Tenure:** Freehold

**EPC Rating:** D

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