







### Property Description

Sold with no onward chain, this two bedroom, self contained coach house offers a blank canvass for someone to add their own stamp as an investor or as a first time buyer.

The home enters from the ground floor up stairs in to a hallway leading through to a generous lounge area, kitchen, bathroom and two bedrooms. There is allocated off road parking to the road level and communal gardens.

Within walking distance you will find a selection of local shops and newsagents for your daily needs and superstores a short drive away for anything more. Local schools and nurseries are within close proximity along with Faversham main line train station with regular high speed services available to London.



## Lounge

14' 3" x 11' ( 4.34m x 3.35m )

Window, radiator

## Kitchen

11' 3" x 6' 1" ( 3.43m x 1.85m )

Matching wall and base units, work surface over, one and half sink and drainer, oven and hob, central heating boiler

## Bedroom One

11' 1" x 9' 5" ( 3.38m x 2.87m )

Window, radiator, cupboard

## Bedroom Two

10' 2" Max x 8' 1" Max ( 3.10m Max x 2.46m Max )

Window, radiator

## Bathroom

Bath with shower over, WC and wash hand basin, radiator.

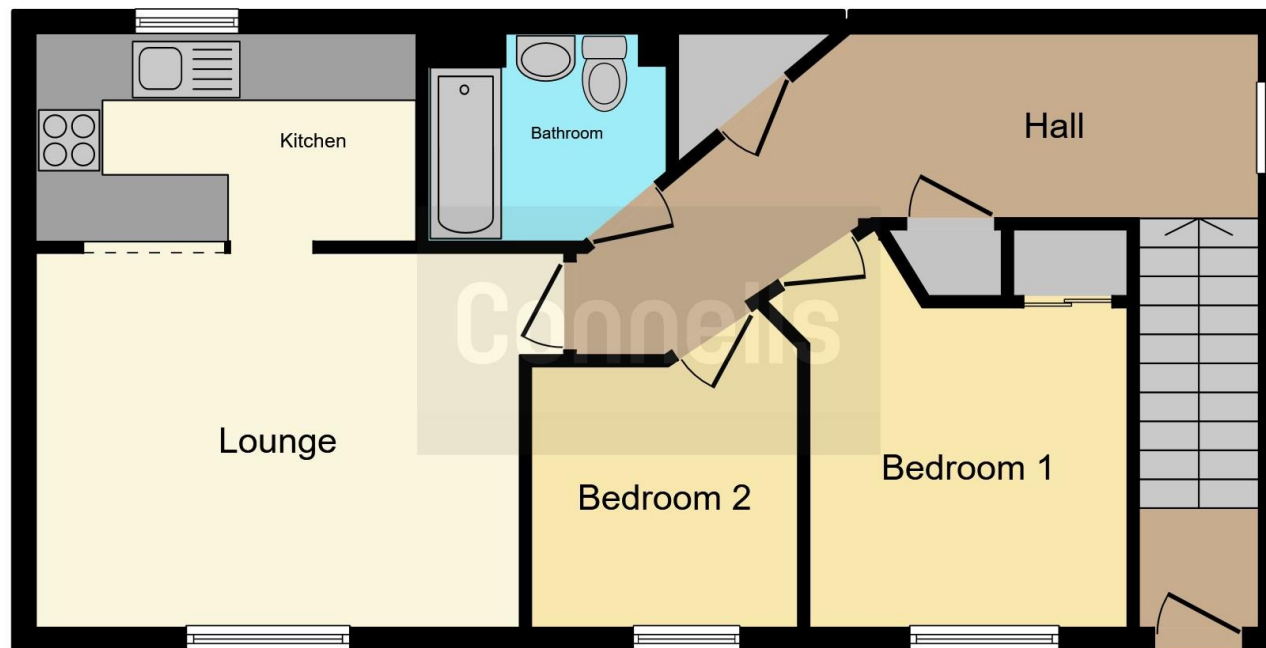












This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability 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)

To view this property please contact Connells on

**T 01795 533544**  
**E [faversham@connells.co.uk](mailto:faversham@connells.co.uk)**

7 Market Place  
 FAVERSHAM ME13 7AG

EPC Rating: C

Council Tax  
 Band: B

Service Charge:  
 2104.44

Ground Rent:  
 Ask Agent

Tenure: Leasehold

**view this property online [connells.co.uk/Property/FAV103059](http://connells.co.uk/Property/FAV103059)**

This is a Leasehold property with details as follows; Term of Lease 125 years from 12 May 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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