

for sale

£360,000



## Upper Brents Faversham ME13 7DP

Spacious TWO BEDROOM SEMI DETACHED house set in a picturesque location on the edge of Faversham enjoying creek-side views.

Providing easy access to an array of local shops and restaurants, main line station with high-speed services to London.

**ALSO BOASTING A GARDEN CABIN AND SPACIOUS REAR GARDEN.**





Situated along the picturesque location of Upper Brents is this two -bedroom, semi-detached property with a lovely view of the Creekside and crab island gardens. A useful entrance porch provides access to the hallway leading to the lounge that opens into a dining area out on to the conservatory over-looking the rear garden, The kitchen is fitted with a range of matching wall and base units, space for appliances and storage.

To the first floor you will find two good size bedrooms and family bathroom with matching suite. The lounge offers a lovely view of the creek-line in Faversham with Parish church spire and even better views can be had from the front bedroom!

Outside the property has a detached brick building to the outside housing a shower room with shower cubicle, W.C and wash basin. At the rear of the garden there is a useful cabin stretching the rear of the garden with a kitchenette. This is ideal for a work from home space, to run a business or a games and hobbies room, so much potential.

The home is conveniently located and is within a 5 minutes' walk of Faversham town centre, 20 minutes' walk to Faversham main line train station and dog walking routes nearby. A further advantage is having two secondary schools nearby and two very highly thought of nursery schools. Offered with no onward chain an ideal opportunity to buy in a lovely location a short walk over the creek bridge to be in town to enjoy all medieval market town Faversham has to offer.





## **ACCOMMODATION**

### **Entrance Porch**

Door to front.

### **Entrance Hall**

Stairs to first floor with cupboard underneath.

### **Lounge / Dining Room**

18' 5" x 9' ( 5.61m x 2.74m )

Double glazed window to front. Feature fireplace

### **Kitchen**

6' 11" x 9' 3" ( 2.11m x 2.82m )

Fitted kitchen with wall & base units. electric oven, 4 ring gas hob. Boiler. Rear door.

### **Conservatory**

### **First Floor Landing**

Loft hatch. Window.

### **Bedroom One**

15' 6" x 9' 3" ( 4.72m x 2.82m )

Double glazed window with views over creek. Cupboard. Radiator.

### **Bedroom Two**

11' 10" x 9' ( 3.61m x 2.74m )

Double glazed window to rear. Cupboard, Radiator.

### **Bathroom**

Window. Suite of: WC, washbasin and bath with shower over. Towel rail. Part tiled.

### **Outside**

Rear garden is mainly laid to lawn with patio area.

### **Outside Shower Room**

5' 9" x 7' ( 1.75m x 2.13m )

Shower, WC, and washbasin.

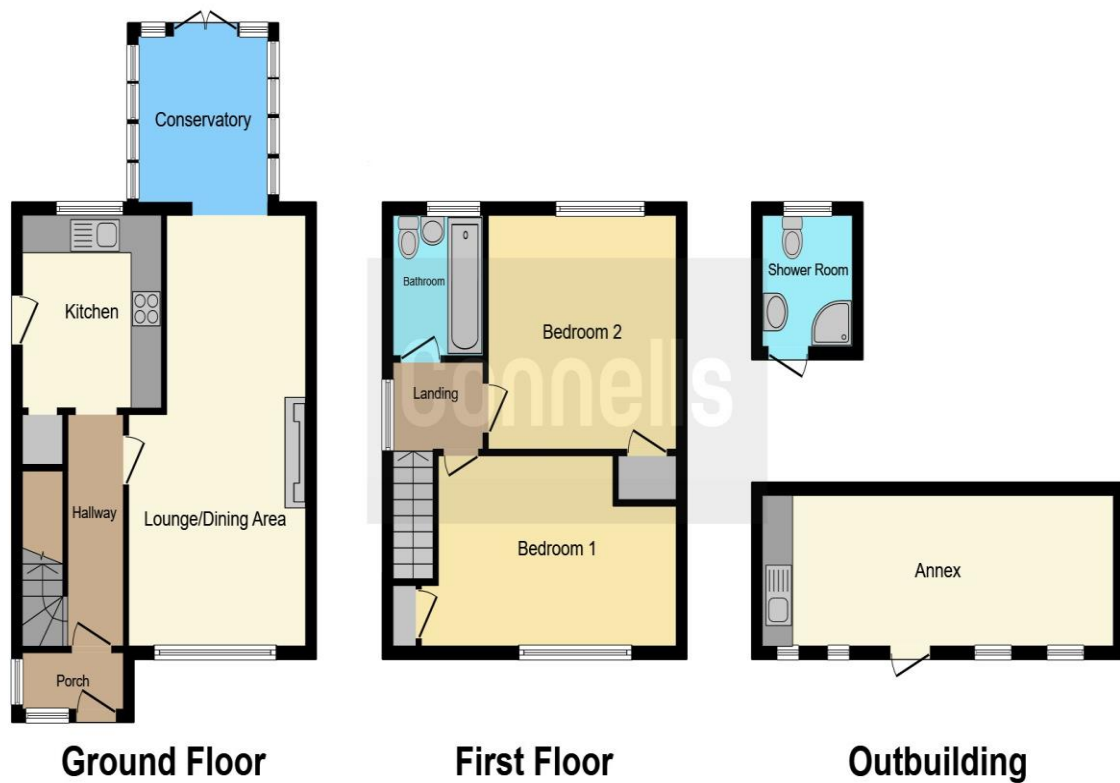
### **Cabin**

25' 2" x 7' 3" ( 7.67m x 2.21m )

Built in kitchenette, wall heater, hot / cold water supply.







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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Property Ref: FAV103040 - 0003

Tenure: Freehold EPC Rating: D

Council Tax Band: C

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