



**Connells**

Water Lane  
Ospringe Faversham



# Water Lane Ospringle Faversham ME13 8TU

for sale \*Start Bid  
**£300,000**



This is a very well-presented end of terrace home with enviable views across the neighbouring farmland and located close to Ospringle Primary School. It has been redecorated throughout with new carpets and modernised kitchen ready to move in to.

There are front and rear gardens, the rear garden with patio area, raised flower beds, wooden shed and rear access leading to the en bloc garage. The home opens into a light hallway with door to the spacious living room, leading into the dining room with sliding doors to the conservatory room offering flexible use as a further bedroom, study or lounge area. The modern kitchen has integrated fridge, freezer, oven and hob. There is also space and plumbing for a washing machine. The first floor opens on to a landing with doors to the shower room with shower cubicle, WC and wash hand basin and two double bedrooms with large windows taking advantage of the lovely views to the rear. Sold with no onward chain and ready to view straight away.

Water lane is within the parish of Ospringle and is situated on the edge of the Kent Downs with origins dating back beyond the 15th century. It has a unique blend of period and character properties alongside more modern residences. There area has many appealing qualities;

- There are fantastic walking routes on your doorstep across the countryside and beyond making it ideal for nature lovers and those who enjoy spending time outdoors.

- Nearby allotments offer anyone interested in growing their own the opportunity to do so, although we encourage you to make your own enquiry as to availability due to the popularity of the area.

- For those with young children the local primary school is well-regarded and holds a good Ofsted rating adding to the areas appeal for families.

- The local 'dog-friendly' pub is within walking distance of the property and is very popular with locals and visitors alike offering great hospitality, food and entertainment; and

- The Maison Dieu Museum is a historic site offering a fascinating glimpse into England's medieval past, showcasing a rich collection of artifacts reflecting its diverse history, including medieval architecture.



Faversham, fondly referred to locally as the 'Market town of Kings', is one of England's most historic and charming towns and the property lies within 1 mile walking distance of the centre. This picturesque market town has nearly 500 listed buildings, dates from pre-Roman times and is mentioned in the Domesday Book. It is a bustling place with a fine range of independent shops, supermarkets and recreational pursuits. Water lane is also well suited for access to the M2 and Faversham's mainline station with regular commuter services to London (Victoria/Cannon Street and St. Pancras HS1), Canterbury and the coast making it easily accessible. Whether you enjoy a quiet walk, chatting with neighbours or heading to the pub or town centre, life on Water Lane offers a wonderful blend of village charm and everyday convenience.

## **ACCOMMODATION**

### **Entrance Hall**

Window and door to front. Carpet. Radiator.

### **Lounge**

13' 10" x 10' 8" ( 4.22m x 3.25m )

Window to front. carpet, radiator.

### **Dining Room**

11' 11" x 8' 8" ( 3.63m x 2.64m )

Window. Carpet. Radiator. Sliding doors to:

### **Conservatory/Reception Room**

12' 6" x 8' 3" ( 3.81m x 2.51m )

Windows to all sides. Storage cupboard. Double doors.

### **Kitchen**

11' 10" x 7' 5" ( 3.61m x 2.26m )

Window and door to rear. Newly fitted kitchen with wall & base units. Sink/Drainer, work surfaces over. Electric oven/gas hob and extractor fan.

### **First Floor Accommodation**

Carpet. Radiator Loft Hatch.

### **Bedroom One**

13' 6" x 12' 1" ( 4.11m x 3.68m )

Window. radiator. Carpet. Built in cupboard over the stairs.

### **Bedroom Two**

10' 4" x 9' 3" ( 3.15m x 2.82m )

Window, carpet, radiator.

### **Shower Room**

Window, suite of WC, washbasin and shower cubicle. Laminated flooring. Tiled walls. Heated towel rail.

### **Outside**

Low maintenance garden with raised flower beds and fence enclosed. Patio area and shed. Garage En Bloc.

### **Garage**

15' x 7' 11" ( 4.57m x 2.41m )

with up and over door.

### **Auctioneer's Comments**

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.















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7 Market Place  
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EPC Rating: C Council Tax  
 Band: C

Tenure: Freehold

**view this property online [connells.co.uk/Property/FAV103232](http://connells.co.uk/Property/FAV103232)**



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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