

for sale

guide price **£280,000- £290,000**



## St. Nicholas Road Faversham ME13 7PA

A very spacious and WELL PRESENTED THREE BEDROOM, TERRACED HOME set in a sought after position in the characterful town of Faversham. FANTASTIC ACCESS TO LOCAL AMENITIES, town centre and main line train station with high speed links to London.





Connells are delighted to bring to the market this fantastic three-bedroom terraced home in the popular location of St. Nicholas Road, Faversham.

A delightful home throughout, it offers space in abundance as well as practical living. Step inside to find a welcoming entrance hall which leads through the heart of the home. To the left you will find a spacious lounge which large windows which allows for a flurry of natural light to flow through. There is also the option to go open plan with the large kitchen via doors which lead through. The kitchen itself is a great space and offers a complete dining space for the whole family. Completing downstairs is a WC, perfect for when guests come to visit or dealing with the nature of a busy household.

Upstairs you will find three good size bedrooms and a recently fitted bathroom which is spacious and comfortable to relax after a long day at work. There is also an overhead shower facility in the bathroom. The bedrooms are comfortable spaces and also have plenty of natural light flowing through, making them light, bright and airy.

Outside you will be delighted to find a great size front and rear gardens, perfect in the summer as you have the flexibility to enjoy the sun all day! To the rear is a gate which leads out to a parking area which can easily be used.

This really is a fabulous home that needs to be seen to be appreciated. Please give Connells Faversham a call today to arrange your viewing by appointment only.





## **ACCOMMODATION**

**Entrance Hall**

**Lounge**

**Kitchen/Diner**

**Downstairs Cloakroom**

**First Floor Landing**

**Bedroom One**

**Bedroom Two**

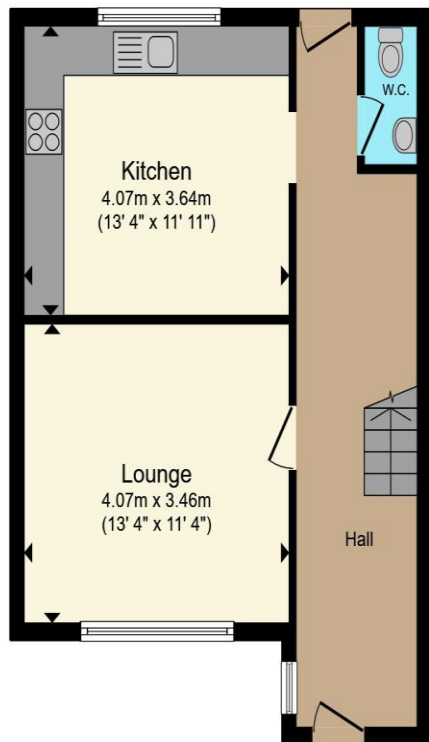
**Bedroom Three**

**Bathroom**

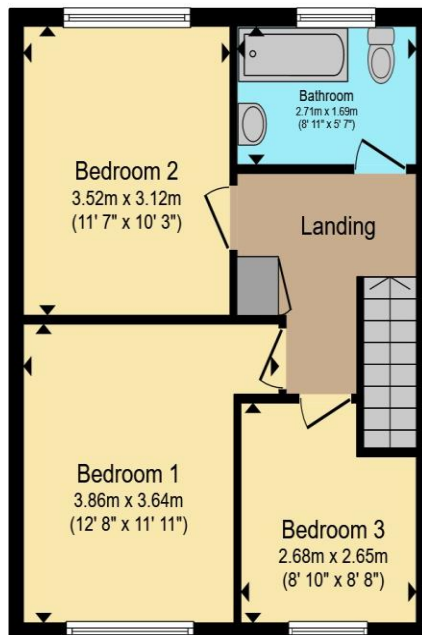
**Agent's Note**

A right of way exists, please contact the branch for further details





**Ground Floor**



**First Floor**

Total floor area 88.4 m<sup>2</sup> (952 sq.ft.) approx

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.propertybox.io](http://www.propertybox.io)



### directions to this property:

Right- of Way manhole in garden for water board access.

A right of way exists, please contact the branch for further details

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

Property Ref: FAV103345 - 0003

Tenure:Freehold EPC Rating: C

Council Tax Band: B

**view this property online [connells.co.uk/Property/FAV103345](http://connells.co.uk/Property/FAV103345)**



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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

see all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)