









## 12 Nursery Gardens, Faversham, ME13 8QS Offers in excess of £350,000

Introducing this well presented, three bedroom detached house in Nursery Gardens in Faversham. Located within a small, popular estate close to local amenities and ideally situated for those that need to commute.

 $Accommodation\ spans\ across\ two\ floors\ and\ comprises\ an\ entrance\ hall,\ kitchen/diner,\ spacious\ lounge\ with\ french\ doors\ that\ open\ onto\ the\ garden,\ and\ a\ W/C\ to\ the\ ground\ floor.$ 

Upstairs are two double bedrooms, a single bedroom and a full bathroom.

Outside to the front are two allocated parking spaces. To the rear is a well proportioned garden, mainly laid to lawn with a patio area and a shed that backs onto a quiet flower nursery.

Don't miss your opportunity to make this house, your new home. Contact us to arrange a viewing!

## **Entrance Hall**





**Lounge** 16'0" x 10'0" (4.88 x 3.05)



**Kitchen / Diner** 13'1" x 9'5" (4 x 2.89)









**wc** 3'9" x 6'9" (1.16 x 2.08)



Landing





**Bedroom 1** 13'10" x 9'0" (4.23 x 2.76)





**Bedroom 2** 13'8" x 9'0" (4.17 x 2.75)







**Bedroom 3** 9'2" x 7'0" (2.81 x 2.15)



**Bathroom** 7'0" x 6'3" (2.14 x 1.91)



Garden



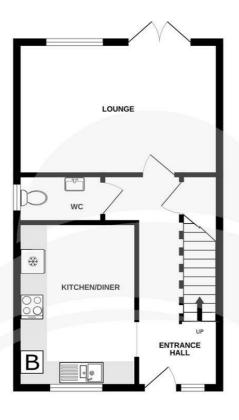






GROUND FLOOR 41.1 sq.m. (442 sq.ft.) approx.

1ST FLOOR 40.9 sq.m. (440 sq.ft.) approx.





TOTAL FLOOR AREA: 82.0 sq.m. (883 sq.ft.) approx.

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