



FOUNDATION

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44 Ethelbert Road, Faversham ME13 8SQ

2 BEDROOMS | 1 BATHROOM | 1 RECEPTION

Freehold



## 44 Ethelbert Road, Faversham ME13 8SQ

- Semi Detached Bungalow
- Two Bedrooms & Large Living Room
- Fully Equipped Kitchen
- Gas Central Heating System
- Double Glazing Throughout
- Driveway & Outbuilding
- Sought After Location
- Near Excellent Primary School

### SITUATION:

The property is conveniently situated in Ethelbert Road, which enjoys an extremely central location, within easy walking distance of Faversham's mainline railway station, excellent schools and thriving medieval town centre.

The charming market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.

It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high-speed rail link to London St.

Pancras. The nearby M2 motorway gives excellent and fast access to London.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities and is 8 miles away.

The cathedral city of Canterbury is just 10 miles away and is a vibrant and cosmopolitan city, with a thriving town centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. The city also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre. Canterbury also has an excellent choice of educational amenities, including three comprehensive schools, three Grammar schools, a number of well-regarded junior and senior private schools and three universities.



#### DESCRIPTION:

This well-maintained semi-detached bungalow presents an exceptional opportunity for those seeking a move-in-ready home with modern comforts and traditional charm. Situated in a highly desirable and established residential area of Faversham, this bungalow offers two double bedrooms and has been thoughtfully enhanced with quality features including UPVC double glazing, cavity wall insulation, and efficient gas central heating for year-round comfort and reduced energy costs.



The spacious fitted kitchen has inbuilt white wall and base units with marble effect work surfaces and comes fully equipped with a range of modern appliances, including an oven, extractor fan, washing machine, dishwasher, and fridge/freeze, there is ample space for dining, making it the perfect place for everyday meals or entertaining guests. A well-appointed bathroom includes a three-piece suite with shower.

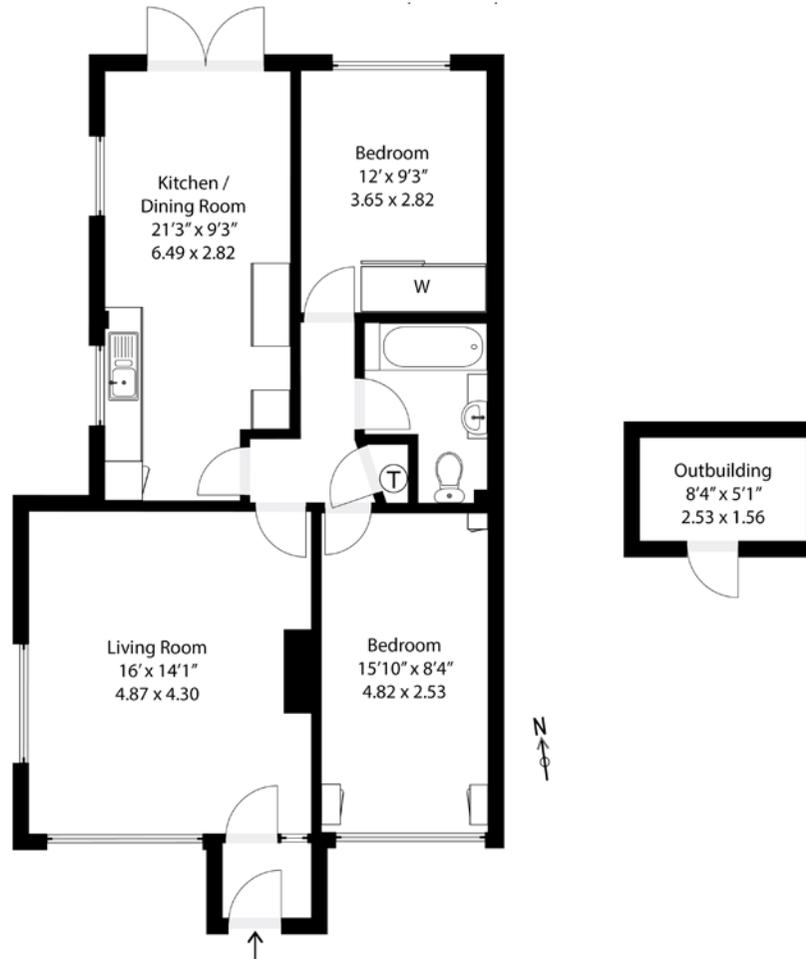
This semi-detached bungalow offers a unique opportunity to enjoy a peaceful yet connected lifestyle in one of Faversham's most desirable residential areas. Located in central Faversham and just 0.5 miles from the mainline railway station, this bungalow is ideal for commuters who value convenience and quick access to transport links. The station offers regular services to London and other major destinations, making travel effortless.

#### OUTSIDE:

The bungalow's outdoor areas have been designed to provide both curb appeal and functionality. The front of the property showcases a walled forecourt garden bordered by carefully selected shrubs, adding a splash of colour and greenery. The concrete driveway offers convenient off-street parking, accommodating multiple vehicles for added practicality.

A timber gate leads to a side pathway that opens to the private rear garden, a peaceful retreat measuring approximately 20' x 20'. This outdoor space is ideal for a variety of use as a play area, or a quiet spot for relaxation. The rear garden is fully enclosed with a combination of walls and fencing, providing privacy and security. Exterior lighting ensures that the space remains usable and well-lit in the evenings, perfect for entertaining or unwinding outdoors. The garden also includes a practical outside tap, making watering plants and maintaining the space easy.

For added convenience, the garden features a robust, block-constructed garden store that offers secure storage for tools, gardening equipment, or seasonal items. This dedicated storage space helps keep the property organized and clutter-free, a valuable feature for maintaining a tidy and functional outdoor area.



TOTAL FLOOR AREA: 843 sq. ft (78 sq. m)  
HOUSE: 801 sq. ft (74 sq. m)  
OUTBUILDING: 42 sq. ft (4 sq. m)



EPC RATING  
C



COUNCIL TAX BAND  
C



GENERAL INFORMATION  
To Let

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

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