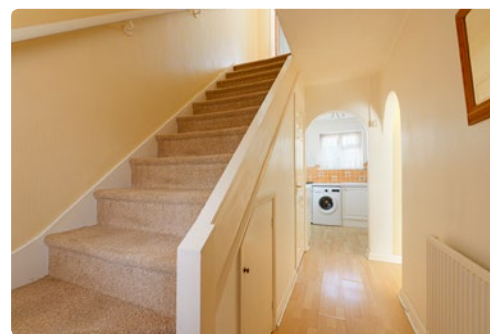
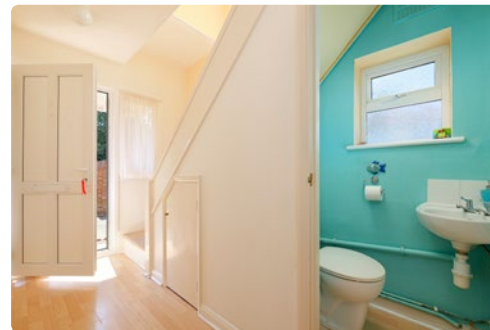




Freehold



## 45, Broomfield Road, Faversham, ME13 7EZ

- End Of Terrace Two Bedroomed Home
- Open Plan Living Area With French Doors
- Opportunity To Modernise & Enhance
- Bright & Airy Throughout
- Over 80Ft Rear Fully Enclosed Garden
- Close To The Quay & Numerous Eateries
- Short Walk To Market Town & Train Station
- High Speed Links To London

### SITUATION:

The property enjoys an extremely central and convenient position, nestled in the medieval heart of Faversham town and within easy reach of its many amenities.

Faversham is an historic and charming market town which offers a wide variety of shopping facilities including both specialist and national retailers and a bustling market three times a week. It has its own cinema, an indoor and outdoor swimming pool, a cottage hospital and an excellent range of primary and secondary schools, including Faversham's renowned Queen Elizabeth Grammar School. For sailing enthusiasts, the town has a charming tidal creek and quay. Faversham also enjoys excellent transport links both to London and the coast via the nearby M2 motorway.

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.

The bustling seaside town of Whitstable is just 8 miles away and is famous for its seafood and annual oyster festival, held at the vibrant harbour and picturesque quayside. The town has a variety of independent shops and boutiques, as well as high street names, good local primary and secondary schools, numerous pubs, restaurants, excellent leisure facilities and a mainline railway station.

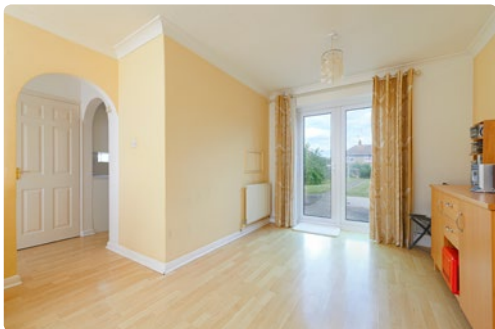


#### DESCRIPTION:

A well-positioned two-bedroom end of terrace home with an attractive front garden and a generous rear garden extending to over 80ft. Offering wonderful scope to modernise and enhance, the property would make an ideal purchase for a first-time buyer or investor seeking the opportunity to create a home tailored to their own taste and style.

Situated moments from the picturesque Faversham Creek and Quay, the property enjoys easy access to an abundance of scenic waterside walks, independent cafés, and popular eateries, all of which continue to make this a highly desirable location within the town.

The property provides almost 700 sq.ft. of well-proportioned accommodation, with a partially open-plan layout to the ground floor and two bedrooms with a family bathroom to the first floor. There is excellent potential to further enhance the living space by opening the kitchen into the main reception area,



creating a stylish full open-plan arrangement, subject to any necessary consents.

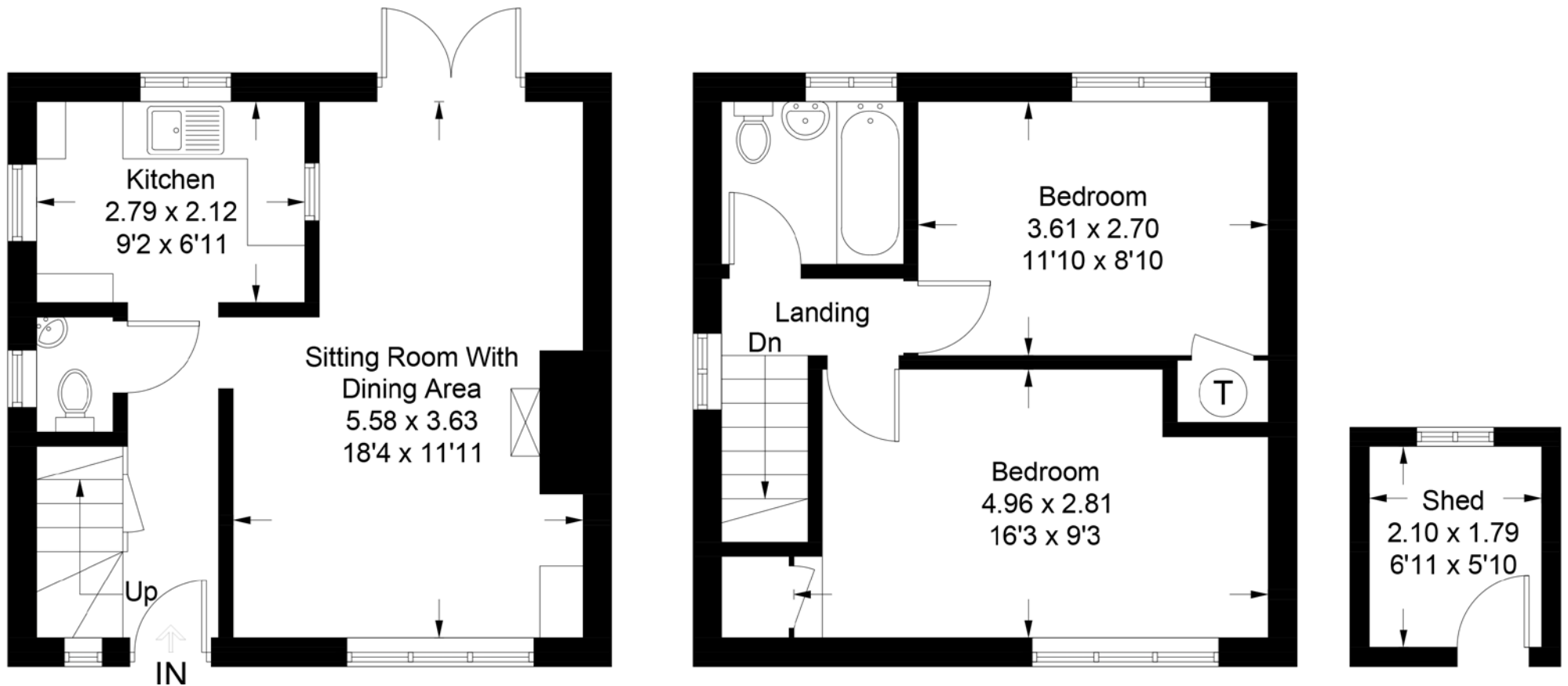
Externally, the home offers excellent kerb appeal with its warm brick and rendered facade complemented by crisp white-framed windows. The frontage has been designed for low maintenance with paved and gravelled areas, mature planting, and a private approach creating an inviting first impression.

The accommodation is entered via a welcoming entrance hall with stairs rising to the first floor and access to a convenient ground floor cloakroom. To the rear, a bright and spacious sitting room with dining area provides an excellent entertaining and family space overlooking the garden, while the adjoining kitchen is thoughtfully arranged to maximise storage and worktop space.

Upstairs, the first-floor landing leads to two well-proportioned bedrooms and a family bathroom fitted with a bath suite. The principal bedroom spans the width of the property and benefits from useful storage space, while the second bedroom would serve equally well as a guest room, nursery, or home office.

#### OUTSIDE:

The rear garden is a particularly attractive feature of the property, extending to over 80ft in length and mainly laid to lawn with fenced boundaries and a central pathway leading through the garden. Established shrubs and colourful planted borders provide interest throughout the seasons, while a useful brick-built outbuilding offers excellent storage potential or could be adapted for use as a utility space or workshop.



TOTAL FLOOR AREA: 691 sq. ft (64 sq. m)



EPC RATING  
D



COUNCIL TAX BAND  
B



GENERAL INFORMATION  
All services are mains connected

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

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

