





 Jan Forster



- Desirable Location
- Close to Amenities
- Off-Street Parking
- Integral Garage
- Lounge-Diner
- Three Bedrooms
- Gas Central Heating
- Four Piece Family Bathroom
- Front And Rear Gardens
- Well Presented



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Situated within the pleasant cul-de-sac of Faversham Court, this attractive three-bedroom semi-detached home offers spacious and well-presented accommodation, making it an ideal choice for families, couples, and a variety of prospective buyers.

The property enjoys an excellent location, conveniently positioned within walking distance of Kingston Park Metro station and Kingston Park Shopping Park, providing easy access to a range of shops, amenities, and transport links. The nearby A1 also offers excellent connectivity for commuters travelling further afield.

Upon entering the property, an entrance porch leads into a bright and airy open-plan lounge and dining area, featuring an attractive bow window that allows plenty of natural light to fill the space. The modern kitchen is fitted with a range of wall and floor units, an integrated oven and hob, and a door providing access to the rear garden.

To the first floor, there are three generously sized double bedrooms, with bedroom two benefiting from fitted wardrobes. Completing the accommodation is a contemporary four-piece family bathroom WC, featuring a double ended bath. Additional benefits include gas central heating and double glazing.

Externally, the property features a block-paved driveway to the front, providing off-street parking and leading to the integral garage. To the rear, a charming garden offers an inviting outdoor space, complete with a patio area, lawn, and raised planters, ideal for relaxing, entertaining, and enjoying the warmer months.

Early viewing is highly recommended. Please call us on 0191 236 2070 for more information.

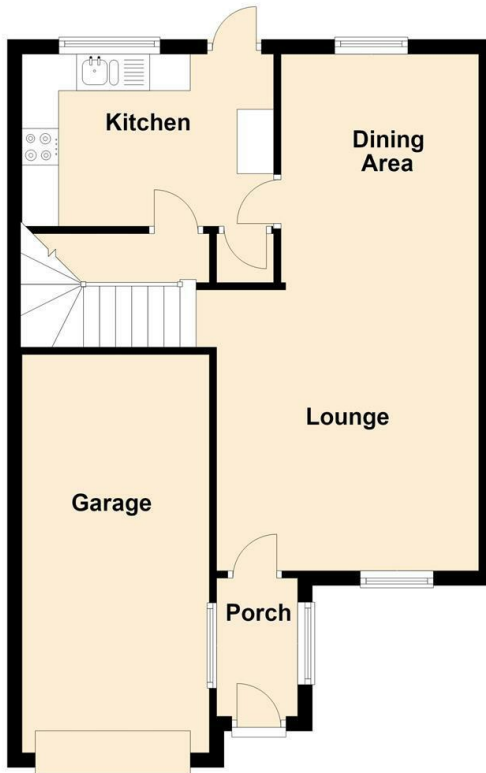
#### Tenure

The agent understands the property to be freehold. However, this should be confirmed with a licenced legal representative.

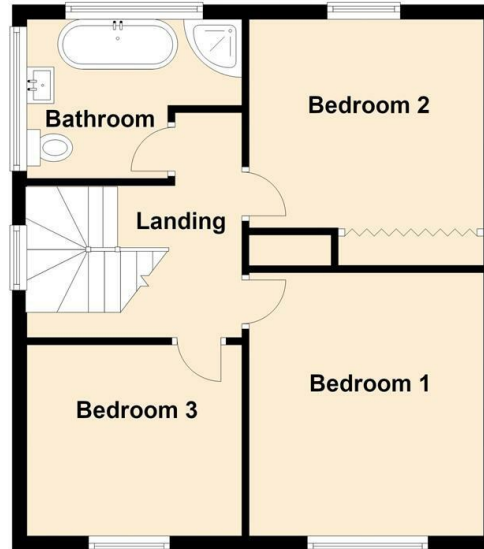
Council Tax band: B



Ground Floor



First Floor



Lounge 11'9" x 12'7" (3.59 x 3.84)

Dining Area 8'10" x 10'4" (2.70 x 3.16)

Kitchen 11'3" x 7'9" (3.45 x 2.37)

Bedroom One 10'6" x 11'10" (3.21 x 3.63)

Bedroom Two 10'6" x 10'3" (3.21 x 3.14)

Bedroom Three 8'9" x 9'4" (2.69 x 2.87)

## The difference between house and home

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) A                                 |                         |           |
| (81-91) B                                   |                         | 84        |
| (69-80) C                                   | 71                      |           |
| (55-68) D                                   |                         |           |
| (39-54) E                                   |                         |           |
| (21-38) F                                   |                         |           |
| (1-20) G                                    |                         |           |
| Not energy efficient - higher running costs |                         |           |
| England & Wales                             | EU Directive 2002/91/EC |           |

Contact Us: 0191 236 2070

