

for sale

£280,000



Park Terrace Throwley Forstal Faversham ME13 0PH

A rare opportunity to acquire a fully refurbished countryside cottage in an idyllic Kent village setting. Sure to be popular, early viewing is highly recommended. Being sold with no onward chain so you could be in sooner than you think! Please contact the sole agent Connells.



Nestled within the picturesque hamlet of Throwley Forstal, surrounded by rolling countryside and enjoying far-reaching rural views, this charming two-bedroom end-terrace home offers a wonderful opportunity to acquire a characterful village home in one of Kent's most sought-after rural locations. The property overlooks open countryside and is situated within easy reach of Faversham, Canterbury and Ashford, providing an ideal balance of country living and accessibility.

Arranged over three floors, the accommodation comprises an entrance lobby leading to a cosy sitting room, a separate kitchen, a first-floor double bedroom and family bathroom, together with a further bedroom on the second floor. The property benefits from an enclosed rear courtyard garden, front garden and parking.

Throwley Forstal is a delightful rural community set within the beautiful Kent Downs Area, renowned for its scenic walks, bridleways and quintessential English countryside. The nearby market town of Faversham offers a comprehensive range of shops, cafés, pubs and mainline railway services, whilst excellent road links via the A2, M2 and M20 provide convenient access across Kent and towards London.

Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



ACCOMMODATION

Lounge

Kitchen

First Floor Landing

Bedroom One

Bedroom Two

Bathroom

OUTSIDE

Parking To Front

Rear Garden

Agent's Note

Waste from the property is served by septic tank. Please contact the branch for more details.

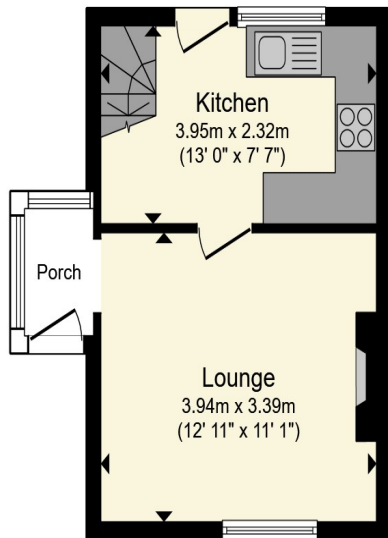
Agent's Note

Heating to the property is served by air source heat pump. Please contact the branch for more details.

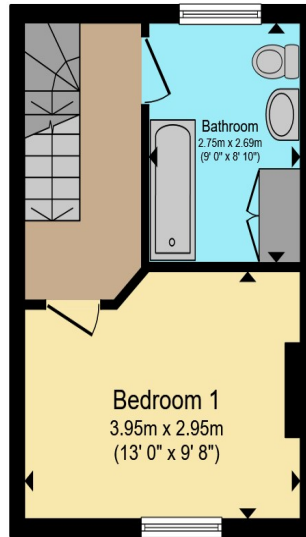
Agent's Note

There is an existing Right of Way at the property, please enquire with the branch for further details

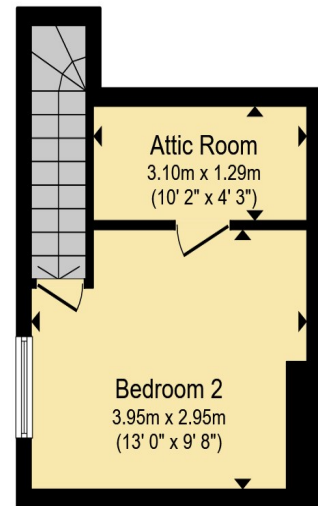




Ground Floor



First Floor



Second Floor

Total floor area 65.2 m² (702 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

Connells

To view this property please contact Connells on

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Property Ref: FAV103465 - 0008

Tenure:Freehold EPC Rating: F

Council Tax Band: B

view this property online
connells.co.uk/Property/FAV103465



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.

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