



FOUNDATION

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16 New Creek Road, Faversham, ME13 7BU

3 Bedrooms 2 Bathrooms 1 Reception

Unfurnished



## 16 New Creek Road, Faversham ME13 7BU

Superb Modern Town House

Wonderful Central Faversham Location

Three Bedrooms

Spacious Open Plan Living Room & Fitted Kitchen

Large Ground Floor Utility Area

Garage & Off Street Parking For Two Cars

Large Decked Private Balcony

Easy Access To Train Station With Regular Service To London

### SITUATION:

One of Faversham's prestigious locations, New Creek Road is a wonderfully quiet residential location in the heart of Faversham with the Creek close by.

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 also has a good selection of primary schools and two secondary schools, including 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 (approx. 48 miles) and the Cathedral City of Canterbury (approx. 9 miles).

Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants.

The city has an excellent choice of educational amenities, including a mix of both state and private schools and three universities.

Canterbury also offers a fine selection of sporting, leisure and recreational amenities, including the refurbished Marlowe Theatre, two mainline stations and two hospitals.



DESCRIPTION:

This superb three-bedroom modern house is perfect for families or those looking for a larger property.

The house is laid out over three floors and has many wonderful features.

On entering the property you are welcomed into the entrance hall which has a laminate flooring, which continues through this and the lower ground floor.

There is a cloakroom with a two piece white suite comprising WC and wash hand basin, the gas boiler supplying domestic hot water and central heating is also located here.

There is a superb open plan living space with separate lounge and kitchen areas.

The kitchen has contemporary styled high gloss wall and base units with wood effect work surfaces and integral appliances

including electric oven and hob with extractor, fridge freezer and dishwasher.

The lounge area has stairs to the first floor and two sets of French doors which lead to a wonderful, elevated decked terrace.

The lower ground floor there is a large utility area with fitted wall and base units and wood effect work surfaces, there is plenty of handy storage space along with an integral washing machine.

There is a large storage cupboard, access to the rear with off street parking and to the garage which has an up and over door, light and power.

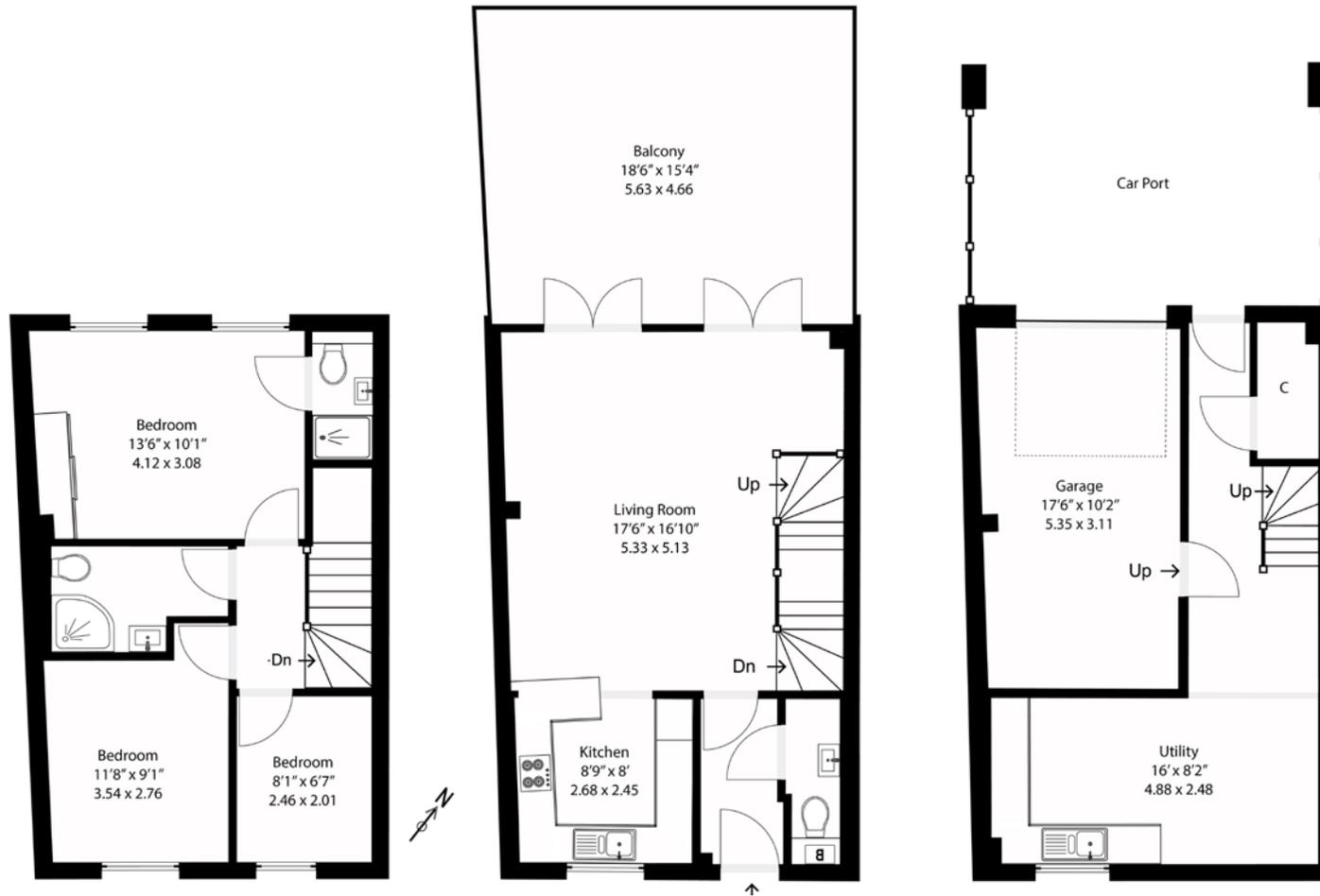
On the top floor there are three bedroom with the principal bedroom having inbuilt triple wardrobes and an ensuite shower room with fitted three piece suite and a family shower room

OUTSIDE:

There is a wonderful elevated deck terrace leading from the living room, on the ground floor.

There is off street parking for two cars and at the front the property occupies an elevated entrance.





TOTAL FLOOR AREA; 1265 sq ft (118 sq. m)  
 HOUSE 1094 sq. ft (102 sq. m)  
 GARAGE 171 sq. ft (16 sq. m)



EPC RATING  
 B



COUNCIL TAX BAND  
 E



GENERAL INFORMATION  
 unfurnished

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

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