



SAXON SHORE
— ESTATE AGENTS —



12 Nursery Gardens, Faversham, ME13 8QS Offers in excess of £335,000

Introducing this well presented, three bedroom detached house in Nursery Gardens in Faversham. Located within a small, popular estate close to local amenities and ideally situated for those that need to commute.

Accommodation spans across two floors and comprises an entrance hall, kitchen/diner, spacious lounge with french doors that open onto the garden, and a W/C to the ground floor.

Upstairs are two double bedrooms, a single bedroom and a full bathroom.

Outside to the front are two allocated parking spaces. To the rear is a well proportioned garden, mainly laid to lawn with a patio area and a shed that backs onto a quiet flower nursery.

Don't miss your opportunity to make this house, your new home. Contact us to arrange a viewing!

Entrance Hall



Lounge

16'0" x 10'0" (4.88 x 3.05)



Kitchen / Diner

13'1" x 9'5" (4 x 2.89)



WC

3'9" x 6'9" (1.16 x 2.08)



Landing



Bedroom 1

13'10" x 9'0" (4.23 x 2.76)



Bedroom 2

13'8" x 9'0" (4.17 x 2.75)



Bedroom 3

9'2" x 7'0" (2.81 x 2.15)

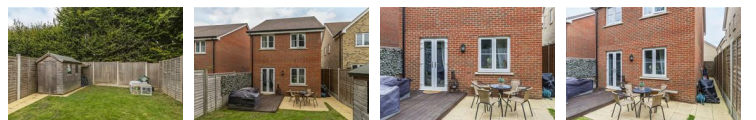


Bathroom

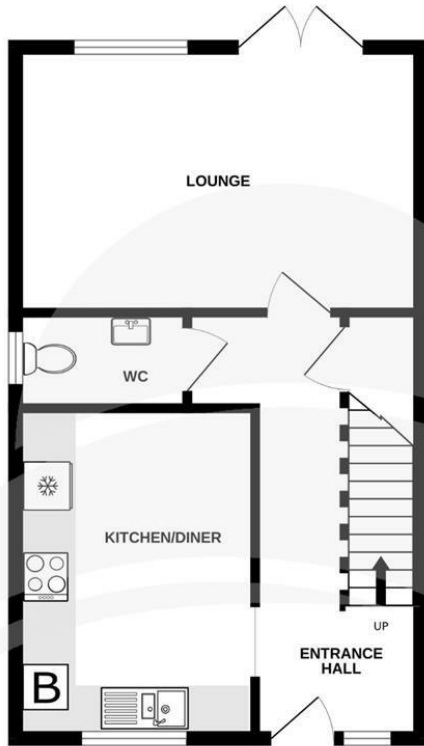
7'0" x 6'3" (2.14 x 1.91)



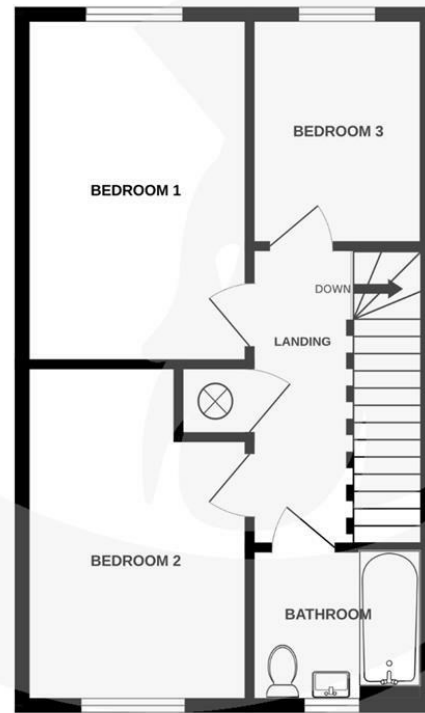
Garden



GROUND FLOOR
41.1 sq.m. (442 sq.ft.) approx.



1ST FLOOR
40.9 sq.m. (440 sq.ft.) approx.



TOTAL FLOOR AREA: 82.0 sq.m. (883 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		83	95
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

