Connells

connells.co.uk

for sale

£269,950 Freehold



Ham Road Faversham ME13 7EL

- Energy Rating: B
- Two double bedroom end of terrace home
- Popular Faversham Lakes development
- Spacious and well presented accommodation
- Modern, fitted kitchen and dining area



The Property Ombudsman

tsi APPROVED CODE TRADINGSTANDARDS.GOV.UK

Situated on the ever-popular Ham Road on the beautiful Faversham Lakes development, just a short distance from Faversham's historic town centre and mainline railway station, this delightful property offers space and convenience, making it an ideal purchase for first-time buyers, growing families or those looking to enjoy the charm of this thriving market town.

The accommodation is well-proportioned throughout and comprises a welcoming entrance hall, a bright and comfortable living room, and a spacious kitchen/dining area that provides the perfect setting for both everyday family living and entertaining guests. Upstairs, the property offers two well-sized bedrooms together with a family bathroom.

Externally, the home benefits from a generous rear garden, providing a fantastic outdoor space for relaxing, gardening or entertaining during the warmer months along with a car-port. To the front, there is ample on-street parking available.

For your chance to view, please contact Connells.

Entrance Hall

Cloakroom

Lounge 15' 6" x 8' 9" (4.72m x 2.67m)

Kitchen/Diner 15' 5" x 8' 1" (4.70m x 2.46m)

Bedroom 1 15' 8" x 9' 3" (4.78m x 2.82m)

Bedroom 2 15' 7" x 7' 8" (4.75m x 2.34m)

Bathroom

Rear Garden And Car Port

Agent's Note

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.







To view this property please contact Connells on

T 01795 533544
E faversham@connells.co.uk

7 Market Place
FAVERSHAM ME13 7AG

Property Ref: FAV103543 - 0007

Tenure:Freehold EPC Rating: B

Council Tax Band: C

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.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

see all our properties at www.connells.co.uk| www.rightmove.co.uk | www.zoopla.co.uk