



**SAXON SHORE**  
— ESTATE AGENTS —



## **3 Nelson Street, Faversham, ME13 8LA**

### **Offers in excess of £260,000**

Introducing this two bedroom, terraced house on Nelson Street in Faversham. Located close to the train station and a short walk away from the town centre.

Accommodation spans across two floors and comprises a lounge with a working wood burner, a modern kitchen/diner, a separate utility room providing access onto the garden and a full bathroom to the ground floor.

Upstairs are two double bedrooms.

Outside to the rear is a good sized courtyard garden with patio and decked areas.

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



## Lounge

11'5" x 10'4" (3.5 x 3.16)



## Kitchen/Diner

11'5" x 8'0" (3.5 x 2.45)



## Lean To

5'4" x 5'8" (1.65 x 1.75)



## Bathroom

5'4" x 6'9" (1.65 x 2.07)



## Utility Room

6'0" x 5'8" (1.85 x 1.75)



## Bedroom 1

11'5" x 10'4" (3.5 x 3.15)



## Bedroom 2

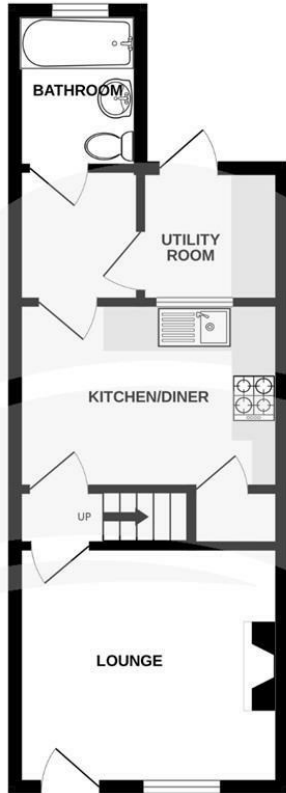
11'5" x 8'0" (3.5 x 2.45)



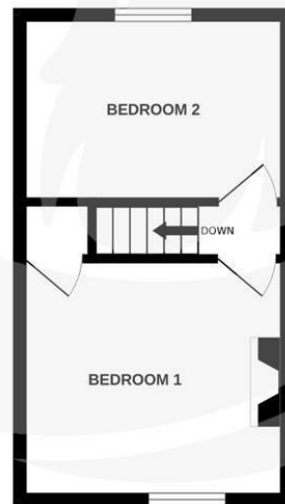
## Garden



GROUND FLOOR  
31.3 sq.m. (337 sq.ft.) approx.



1ST FLOOR  
21.8 sq.m. (234 sq.ft.) approx.



TOTAL FLOOR AREA : 53.1 sq.m. (571 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			
		55	88
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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