



NAEA Licensed Estate Agents

Faversham

Victoria Place, Faversham, Kent, ME13 8PL

£250,000



Nestled in the heart of Faversham's historic town centre, this delightful one-bedroom terrace house is brimming with potential. Perfect for those looking to add their own touch, the property offers a fantastic opportunity for renovation and modernisation.

The ground floor boasts two generously-sized reception rooms, providing ample space for

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Property Information

** Guide Price - £250,000 - 265,000 **

Nestled in the heart of Faversham's historic town centre, this delightful one-bedroom terrace house is brimming with potential. Perfect for those looking to add their own touch, the property offers a fantastic opportunity for renovation and modernisation.

The ground floor boasts two generously-sized reception rooms providing ample space for relaxation and dining. The compact kitchen leads to a low-maintenance rear garden - an ideal spot for outdoor seating or easy-care gardening. Upstairs you will find a comfortable double bedroom complemented by an additional versatile loft room, perfect for use as a guest space, home office or extra storage. The bathroom is also found on the first floor.



Convenient to Faversham town centre with its diverse range of boutiques, restaurants and art galleries as well as historical landmarks. Regular bus services are close by to surrounding towns as well as a local convenience store being on the doorstep. The mainline railway station is about 350 yards providing frequent links to London.

Lounge 11' 8 x 11' 6 (3.56m x 3.51m)

Window to front. Radiator.



Dining Room 12' 11 x 11' 6 (3.94m x 3.51m)

Radiator. Laminate flooring. Doors to rear garden.

Kitchen/Breakfast Room/Diner 13' 10 x 6' 5 (4.22m x 1.96m)

The kitchen is planned with a matching range of wall and base units arranged on two walls. Inset stainless steel 1½ bowl sink unit. Partially tiled walls. Electric cooker point. Extractor cooker hood above. Plumbing for washing machine and dishwasher. Window to rear. Tiled flooring.

Landing

Airing cupboard with shelves housing lagged hot water cylinder and immersion heater.



Bedroom 1 11' 7 x 10' 11 (3.54m x 3.33m)

Window to front. Cupboard housing gas boiler supplying hot water and central heating. Radiator.

Loft Room 14' 11 x 11' 8 (4.55m x 3.56m)

Window to side. Built-in cupboards. Radiator.



Bathroom 11' 6 x 6' 1 (3.51m x 1.86m)

Suite in white comprising panelled bath with mixer tap and hand held shower attachment, separate fully tiled cubicle, pedestal wash hand basin and close coupled WC. Heated towel rail. Tiled walls. Frosted window to rear. Laminate flooring. Extractor fan.

Rear Garden 29' 0 x 12' 0 (8.84m x 3.66m)

Mainly laid to lawn paved patio area. Enclosed with fencing and brick walls.



Main Services

The following mains services are connected to the property electricity, water, gas, drainage and a telephone line. All services will be subject to the appropriate companies transfer conditions.

Heating

Central heating is provided by a gas fired boiler situated in the Bedroom 1 and hot water radiators as indicated in these particulars.

Windows

The windows are generally of UPVC double glazed units.

Tenure

The property is to be sold Freehold with vacant possession.

Council Tax

We are advised by the Valuation Office that the property is currently within Council Tax

Band B. The amount payable under tax band B for the year 2025/2026 is £1,838.80.

Viewing

Please ring us to make an appointment. We are open from 9am to 6pm Monday to Friday, 9am to 5pm Saturdays and by appointment only on Sundays.

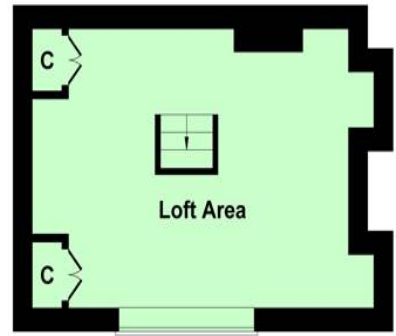
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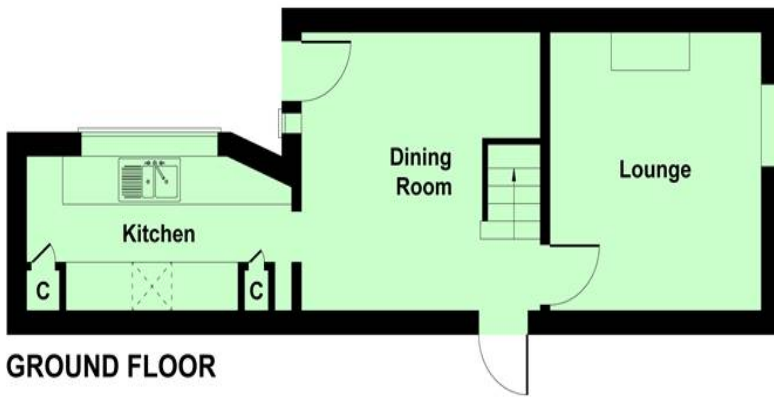
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For a free valuation of your property contact the number on this brochure. Printed 1st November 2024



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy performance certificate (EPC)

1 Victoria Place FAVERSHAM ME13 8PL	Energy rating D	Valid until: 20 October 2033
		Certificate number: 2837-5420-9309-0570-1226

Property type	Mid-terrace house
Total floor area	75 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		