





Situated within a quiet residential cul-de-sac on the popular western side of Faversham, this well-presented semi-detached home offers comfortable and practical accommodation, making it an ideal first-time purchase, investment or downsizing opportunity.

The accommodation is thoughtfully arranged and comprises a welcoming living room, a stylish modern fitted kitchen, three well-proportioned bedrooms and a family bathroom. The home enjoys an abundance of natural light throughout and provides a versatile layout suited to modern living.

Externally, this home benefits from a private outdoor rear garden, ideal for relaxing or entertaining, together with off-road parking and a garage. Its position within Sheerways offers a peaceful setting whilst remaining conveniently close to local amenities.

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.



ACCOMMODATION

Entrance Hall

Living Room

13' 2" x 11' 9" (4.01m x 3.58m)

Kitchen

15' 6" x 11' (4.72m x 3.35m)

First Floor Landing

Bedroom One

13' 1" x 8' 9" (3.99m x 2.67m)

Bedroom Two

9' 1" x 9' 1" (2.77m x 2.77m)

Bedroom Three

6' 5" x 9' 1" (1.96m x 2.77m)

Bathroom

6' 2" x 6' 2" (1.88m x 1.88m)

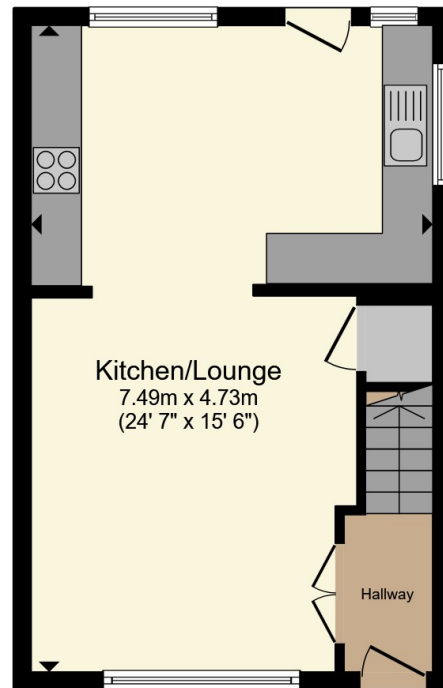
Outside

Front & Rear Gardens

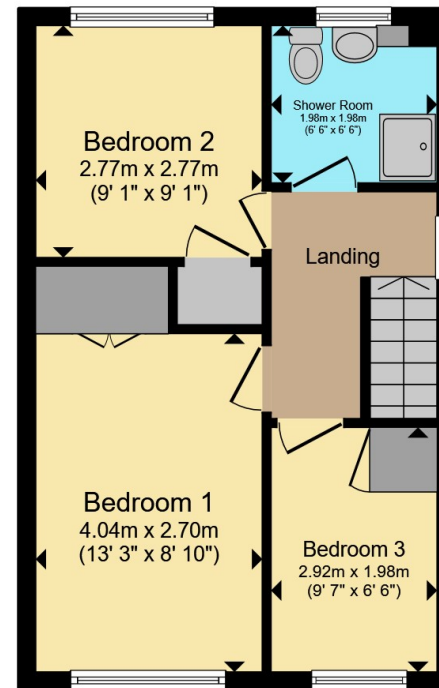








Ground Floor



First Floor

Total floor area 73.8 m² (794 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01795 533544
E faversham@connells.co.uk

7 Market Place
 FAVERSHAM ME13 7AG

EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

view this property online connells.co.uk/Property/FAV103504



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 Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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

Property Ref: FAV103504 - 0006