



8 Russett Lane, Faversham
£425,000

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***MODERN AND BRIGHT DETACHED HOME!*NO ONWARD CHAIN!**

Miles & Barr are delighted to be offering to the market this three bedroom detached property located at the end of Russett Lane, within the Perry Court development on the south side of Faversham. The property still benefits from approximately one year left on the Barratt Homes warranty and nine years remaining on the NHBC Warranty. During their time at the property the current owners have conducted numerous improvements including the addition of thick pile carpets, Bluetooth speakers in the bathroom and external lighting in the car park area. The plot this property sits on has an open feel, looking out over a greenery area and cycle path (to be built). These homes are wonderfully bright and airy with lots of double aspect rooms. As you enter on the ground floor is an entrance hall, with a double cupboard with meters. There is a WC at the end of the hall and an under stairs cupboard. On the right hand side is the large lounge with double aspect windows. Off the hall on the left, stretching the full depth of the property is the kitchen/diner. There are patio doors to the garden and the kitchen offers plenty of cupboard and worktop space. On the first floor there are three bedrooms. The main bedroom features an en-suite shower room. The second bedroom is another double and has a cupboard over the stairs. The third bedroom is currently used as an office and would be considered a single bedroom. There is also a family bathroom with three piece bath suite and shower above. Externally there is a driveway to comfortably accommodate two cars leading to the garage, which has a pitched roof for extra storage options. The rear garden is larger than your average new build plot and is a blank canvas, being just laid to lawn. With an array of reputable schools nearby, shops, accommodation and rural walks on your doorstep, this beautiful property is being offered with no onward chain so please call us now to book your viewing.

Council Tax band: D

Tenure: Freehold





Ground Floor

Entrance Hall

WC

Dimensions: 1.91m x 0.89m (6'3 x 2'11).

Lounge

Dimensions: 4.95m x 3.10m (16'3 x 10'2).

Kitchen / Diner

Dimensions: 4.95m x 3.15m (16'3 x 10'4).

First Floor

Bedroom One

Dimensions: 4.22m x 3.89m (13'10 x 12'9).

En-Suite Shower

Dimensions: 2.06m x 1.42m (6'9 x 4'8).

Bedroom Two

Dimensions: 3.76m x 3.12m (12'4 x 10'3).

Bedroom Three

Dimensions: 2.21m x 2.06m (7'3 x 6'9).

Bathroom

Dimensions: 2.31m x 1.91m (7'7 x 6'3).

External

Rear Garden





Ground Floor

Floor area 40.4 sq.m. (434 sq.ft.) approx



First Floor

Floor area 40.4 sq.m. (434 sq.ft.) approx

Total floor area 80.7 sq.m. (869 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox.

Miles & Barr

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We have not carried out a structural survey, appliances & services are untested, dimensions are approximate, floor plans are not to scale. Legal advice should be taken to verify fixtures/fittings/planning/alterations and/or lease details before proceeding. On acceptance of an offer, purchasers must undertake ID checks; this is a legal requirement in accordance with Anti Money Laundering Regulations. We use a specialist company, Lifetime Legal and the cost is £60 inc VAT per purchase, paid directly to Lifetime Legal, once offer agreed and prior to issuing sales memorandum. This Charge is non-refundable For Referral Fee Disclosure visit: milesandbarr.co.uk/referral-fee-disclosure