



29 Nightingale Road, Faversham  
£415,000



# 29 Nightingale Road

Faversham, Faversham

\*PERIOD TOWNHOUSE OVER 4 FLOORS!\* Miles and Barr are delighted to offer to the market this three bedroom victorian property situated on Nightingale Road within the highly popular conservation area of Faversham. The house is particularly bright and airy and benefits from versatile accommodation arranged over four floors. The current owners have made a number of improvements in their time, including but not limited to converting the lower ground floor to usable rooms, adding window shutters and fireproofing in the loft. The accommodation is currently arranged with the front door opening into a hallway. The stairs ahead and on the right hand side is a door leading in to the kitchen and reception room, currently used as a dining room. At the end of the hall is a shower room and WC. There are stairs in the hall down to the lower ground floor which now has a snug/lounge at the front of the house and a laundry room at the back, which also houses a cupboard with the meters. On the first floor there is the second bedroom, which is currently laid out as a sitting room and the spacious family bathroom with a four piece bath and shower suite. Finally on the top floor is the master bedroom and the third bedroom, currently used as an office. Externally, There is a walled courtyard at the rear which is covered with an artificial lawn and has rear access to an alleyway. Please check out the virtual tour to appreciate all on offer and then call Miles & Barr to arrange your viewing.

Council Tax band: C

Tenure: Freehold

- Period Townhouse
- Conservation Area





## Entrance

## Entrance Hall

## Kitchen

Dimensions: 3.56m x 2.62m (11'8 x 8'7).

## Dining Room

Dimensions: 3.56m x 2.64m (11'8 x 8'8).

## Shower/WC

Dimensions: 2.06m x 1.45m (6'9 x 4'9).

## FIRST FLOOR

## Bedroom Two/Lounge

Dimensions: 4.24m x 3.61m (13'11 x 11'10).

## Bathroom

Dimensions: 3.58m x 2.59m (11'9 x 8'6).

## SECOND FLOOR

## Bedroom One

Dimensions: 4.24m x 3.61m (13'11 x 11'10).

## Bedroom Three

Dimensions: 3.58m x 2.26m (11'9 x 7'5).

## LOWER GROUND FLOOR

## Snug

Dimensions: 3.56m x 2.64m (11'8 x 8'8).

## Laundry Room

Dimensions: 3.56m x 2.62m (11'8 x 8'7).

## GROUND FLOOR





## 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](http://milesandbarr.co.uk/referral-fee-disclosure)