



33 Newton Road, Faversham

Guide Price £500,000





# 33 Newton Road

Faversham, Faversham

**\*SUBSTANTIAL FAMILY HOME IN CENTRAL LOCATION!\***

Split over four levels with all rooms being of a very generous size this property offers huge potential to create a truly magnificent family home. The property does need a central heating system to be installed, re-wiring, as well as damp works and general improvements being required. In the current layout the lower ground floor features an entrance porch, redundant coal cellar which is now used for storage, living room, and then a kitchen/breakfast room with an under stairs cupboard. There is also an outside toilet on this level.

The upper ground floor features a hallway, lounge, fourth bedroom and the family bathroom. On the first floor is the master bedroom with a beautiful original fireplace and the second bedroom. Finally there is one further bedroom on the top floor which has sloping ceilings and good headroom.

A further benefit with this property is a lovely 100ft rear garden laid to lawn, which is rare for a location so central to Faversham.



- Close To Town Centre and Train Station
- Huge Potential
- Arranged Over Four Floors
- Substantial Period Home
- 100ft Rear Garden





### Upper Ground Floor Main Entrance

Leading to

### Hallway

Leading to

### Lounge

15' 7" x 12' 10" (4.75m x 3.91m)

### Bedroom Four

12' 5" x 10' 5" (3.78m x 3.18m)

### Bathroom

5' 11" x 5' 4" (1.8m x 1.63m)

### Lower Ground Floor Entrance Door

Leading to

### Lobby/Storage Area

Leading to

### Living Room

15' 7" x 15' 3" (4.75m x 4.65m)

### Kitchen/Breakfast Room

12' 9" x 11' 10" (3.89m x 3.61m)

### First Floor

Leading to

### Bedroom One

16' 8" x 13' 2" (5.08m x 4.01m)

### Bedroom Two

12' 5" x 10' 7" (3.78m x 3.23m)

### Second Floor

Door into

### Bedroom Three

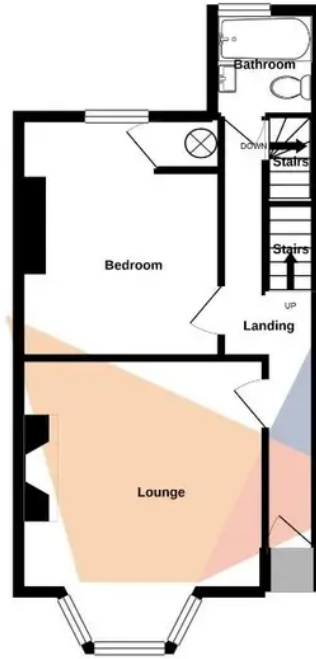
12' 4" x 10' 1" (3.76m x 3.07m)



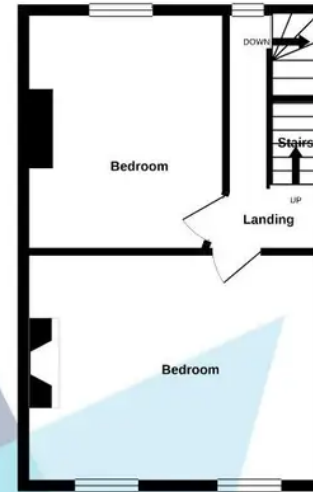
LOWER GROUND FLOOR  
39.1 sq.m. (421 sq.ft.) approx.



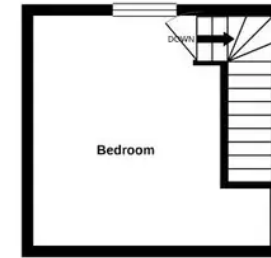
GROUND FLOOR  
37.6 sq.m. (404 sq.ft.) approx.



1ST FLOOR  
34.1 sq.m. (367 sq.ft.) approx.



2ND FLOOR  
14.9 sq.m. (160 sq.ft.) approx.



TOTAL FLOOR AREA : 125.7 sq.m. (1353 sq.ft.) approx.  
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## 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)