



Lower Road, Faversham, Kent

Oak Doors | 2 Zone Heating Control | Solar Panels | 3 Car Driveway | Large Garden | Neutral décor throughout | EPC band A | Unfurnished

Asking Price: £1,675 Per Month



Lower Road, Faversham, Kent

DESCRIPTION:

This spacious and airy 3 bedroom property has been finished to a high specification and is extremely energy efficient with an EPC rating of A, as it comes with the benefit of solar panels. It is available to move into now!

Recently finished in 2022, the property is arranged as follows -

As you enter this beautiful property you are welcomed by a separate entrance hall with a good sized downstairs w/c and two understairs cupboards for storage.

You will find a modern sleek fitted kitchen/diner with induction hob, built-in electric oven, extractor fan, integrated dishwasher with space for a washing machine and tall fridge freezer. There is also room for a good sized table and chairs.

Into the living room, it offers an abundance of space with plenty of room for your sofa and lounge furniture. A large set of French doors allows plenty of light to enter the lounge. There is a good sized patio area, which is perfect to entertain guests, along with a large lawn area.

On the first floor in the landing, you will find another large storage cupboard, as well as three well-proportioned bedrooms and family bathroom with a shower bath. The master bedroom benefits from an en-suite including a double shower.

To the front, there is a large driveway providing ample off-road parking for 2 vehicles which also benefits from wiring in place to add you own EV Charging point.

Lower Road is found just off Ospringe Road. It is a popular location providing close proximity to schools, supermarkets and local pubs/restaurants. The quaint little market town of Faversham and station is just a mile away.

Initial minimum tenancy length of 12 months.

Restrictions : Strictly Non Smokers and No pets.

Criteria: No Bankruptcies, CCJs, IVAs in the previous 3 years.

Minimum household income of: £50,250 (lower may be accepted with a qualifying guarantor).

Rent: £1675.00 per month.

Holding Deposit (@1 week) £386.53 to secure property and start referencing which will be deducted from the final balance.

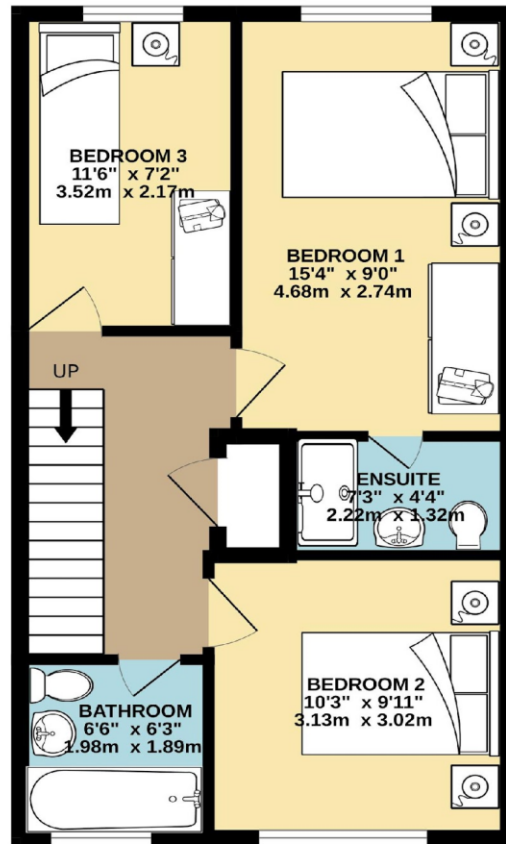
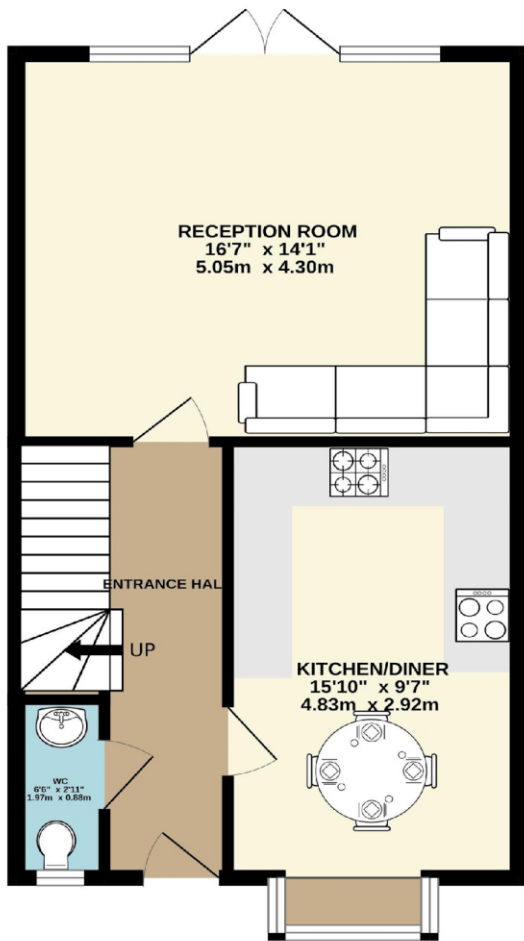
Deposit: £1,932.69 (5 weeks)

Total move in cost: £3,607.69

Check out our new 3D Virtual tour!







Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A	92	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.



01795 479484

TOTAL FLOOR AREA : 979 sq.ft. (91.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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