



Lower Road, Faversham, Kent

Oak Doors | 2 Zone Heating Control | Solar Panels | 3 Car Driveway | En-suite to the Master | Large Garden | Available June 2024 | Neutral décor throughout | EPC band A | Unfurnished

Asking Price: **£1,750 Per month**



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DESCRIPTION

Presented to the market is a remarkable nearly new three-bedroom end-of-terrace family home.

This spacious and well-lit property has been finished to a high standard, ensuring exceptional energy efficiency with an impressive EPC rating of A, thanks to the inclusion of solar panels. Available for occupancy in early June.

Upon entry, you are greeted by a distinct entrance hall leading to a generously proportioned downstairs w/c. The living room offers ample space, featuring built-in cupboards and additional storage under the stairs, accommodating various furnishings comfortably.

The kitchen/diner is accessible through the living room and is testament to the fact that no expense has been spared in the building of this home. Boasting a modern, stylish design, the kitchen is equipped with an induction hob, electric oven, extractor fan, integrated dishwasher, space for a washing machine, and a tall fridge-freezer. The kitchen extends to a large patio through French doors, creating an ideal setting for hosting guests, complemented by a spacious lawn area.

Ascending to the first floor, a sizable storage cupboard is found on the landing, alongside three well-proportioned bedrooms and a family bathroom with a shower bath. The master bedroom benefits from an en-suite bathroom with a double shower.

The property features a large driveway at the front, accommodating parking for up to three vehicles, with additional space for bin storage. Situated off Ospringe Road, Lower Road offers convenient access to schools, supermarkets, local pubs, and restaurants, with the charming market town of Faversham and its station just a mile away.

This house has been carefully designed and well styled, with attractive weather-boarded elevations and exceptionally well-appointed accommodation spread over two floors. The property enjoys an uncompromising quality of finish, including features such as laminate flooring, modern and stylish bathroom suites and a sleek, contemporary kitchen, with modern fixtures and integrated appliances.

Initial minimum tenancy length of 12 months.

Restrictions: Strictly Non Smokers.

The landlord is happy to accept one small dog or cat.

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

Minimum household income of: £52,500 (lower may be accepted with a qualifying guarantor).

Rent: £1,750.00 per month.

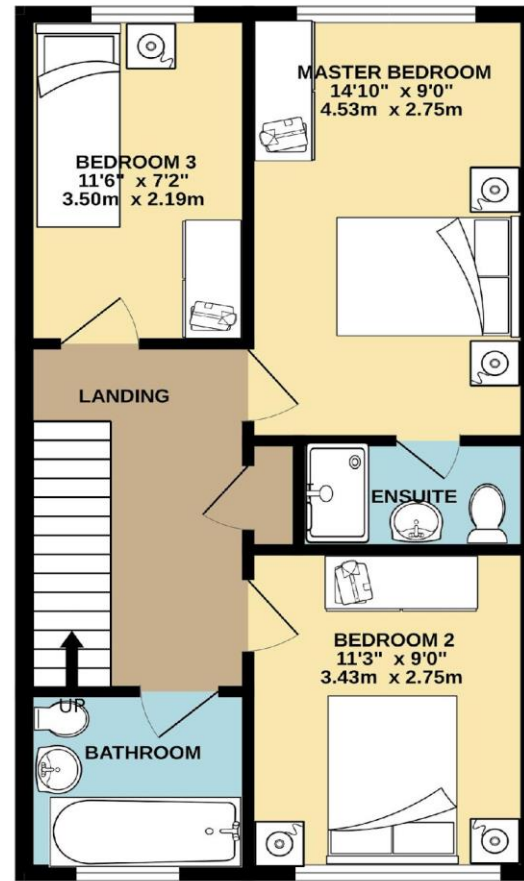
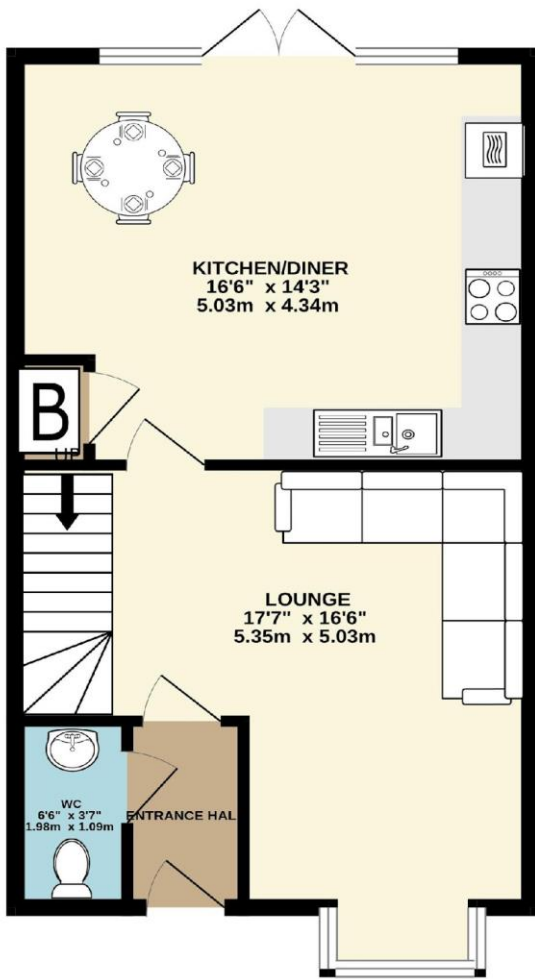
Holding Deposit (@1 week) £403.84 to secure property and start referencing which will be deducted from the final balance.

Deposit: £2,019.23 (5 weeks)

Total move in cost: £3,769.23







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	93	94
(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 & 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 : 984 sq.ft. (91.4 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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13a Canterbury Road, Sittingbourne,
Kent, ME10 4SG



hello@reardons.co.uk

www.reardons.co.uk

VAT Reg. No None | Registered No: 08614729 | Registered Office: 424 Margate Road, Westwood, Kent, CT12 6SJ
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