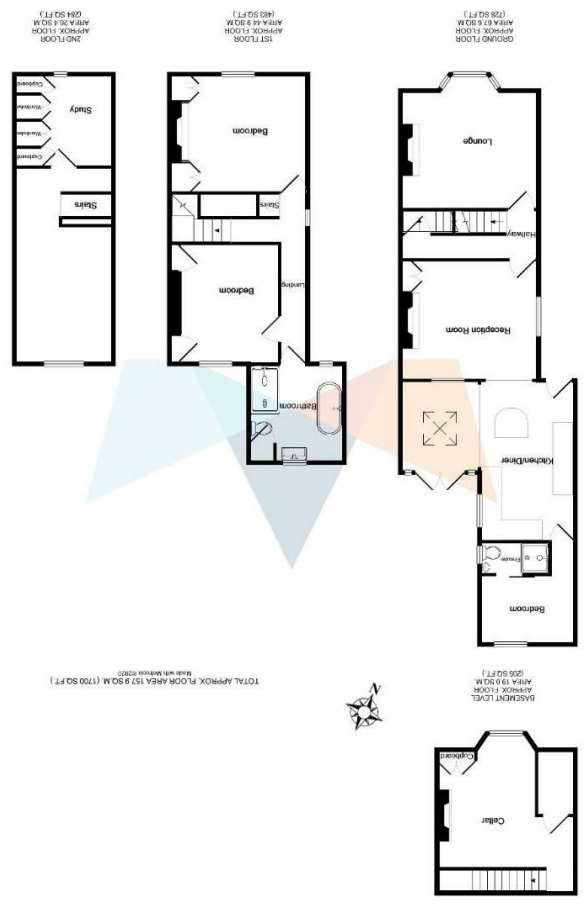


In Compliance with the Consumer Protection from Unfair Trading Regulations 2008 we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your Solicitor prior to exchange of contracts. For Referral Fee Disclosure please visit: www.milesandbarr.co.uk/referral-fee-disclosure



Energy Efficiency Rating	
Current	Possible
A (93 plus)	A (93 plus)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)
Not energy efficient - higher running costs	

EU Directive 2002/91/EC



miles & barr
YOUR PROPERTY AGENT

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FAVERSHAM
41 OSPRINGE ROAD



41 OSPRINGE ROAD
FAVERSHAM

OFFERS IN EXCESS OF £475,000

- Three Bedroom Victorian Semi-Detached Home
- Renovated to a High Standard
- Two Loft Rooms
- Spacious and Bright
- Flexible Accommodation
- Period Features
- Close to the Train Station
- Close to the Town Centre

LOCATION

Faversham is one of England's most historic and charming towns, nestled between the Kent Downs and the austere beauty of its coastal wetlands. This picturesque market town is steeped in history with nearly 500 listed buildings, the famous Shepherd Neame Brewery, Britain's oldest which was founded in 1698 and a thriving Town Centre which was nominated as a Rising Star in the Great British High Street Awards in October 2015. Hosting markets every Tuesday, Friday and Saturday, the 'Best of Faversham' market is on the first and third Saturday of each month, with Antiques and Vintage on the first Sunday. Faversham dates from pre-Roman times, is mentioned in the Domesday Book and is a bustling place with a fine range of independent shops. It has a good selection of primary schools and two secondary schools, one of which is the renowned Queen Elizabeth Grammar School. Faversham has some of the best walking in England, with way-marked routes through stunning Kent countryside with cycle route 1 passing through. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants. Two minutes from the M2 and just over an hour from London by mainline train as well as the High Speed Rail Link, Faversham is easily accessible and is an excellent base for exploring local leisure activities and places of interest from country houses and gardens to the national fruit collection to internationally important nature reserves.

ABOUT

Miles and Barr are very excited to offer this Victorian three bedroom semi-detached home on Ospringe Road, Faversham.

Having received an impressive renovation by the current owners this truly beautiful period property provides contemporary style whilst retaining original charm. Occupying an elevated position, from the street the decorative brickwork and gable are a great example of the wonderful Victorian architecture of the area.

Internally the accommodation in brief consists of – first floor, bay fronted lounge with plantation shutters and delightful fireplace with tiled surround, the second lounge displays a stained glass feature window and fireplace, beyond this the modern kitchen is well appointed with hard wood surfaces and metro tiled walls, an island breakfast bar completes the space, the dining room is open plan from the kitchen and very bright from the sky light above and French doors to the garden, a downstairs bedroom with en suite shower and WC provide flexible accommodation.

Downstairs the useful basement currently provides storage but could fulfil a variety of needs.

First floor, the master bedroom is an impressive size with built in storage and feature fireplace, the second bedroom, a double also has built in cupboards. The family bathroom is stylish and very spacious with roll top bath, pedestal sink and double shower.

The loft rooms are accessed via a space saver staircase contains a snug or tv room and a home office with feature window and floor to ceiling storage.

Stripped wooden floors and neutral décor add to the bright and airy feel inside this family home.

Externally to the front there is a small garden behind the brick wall and gate, to the rear the garden is laid to lawn with some borders, there is a storage shed and both sides of the garden are walled.

Please check out the virtual tour to appreciate all on offer and then call Miles & Barr on 01795 507111 to arrange your viewing.

DESCRIPTION

Entrance

Dining Room 9'11 x 6'09 (3.02m x 2.06m)

Kitchen 16'02 x 9'02 (4.93m x 2.79m)

Bedroom Three 8'10 x 6'03 (2.69m x 1.91m)

En Suite 6'0 x 2'11 (1.83m x 0.89m)

Lounge 13'07 x 11'11 (4.14m x 3.63m)

Lounge 13'05 x 13'05 (4.09m x 4.09m)

Basement 13'07 x 13'0 (4.14m x 3.96m)

Loft Room Lounge 20'02 x 9'11 (6.15m x 3.02m)

Loft Study 9'11 x 9'02 (3.02m x 2.79m)

Bedroom Two 12'0 x 10'06 (3.66m x 3.20m)

Bathroom 9'08 x 9'04 (2.95m x 2.84m)

Bedroom One 12'07 x 11'09 (3.84m x 3.58m)

External

Rear Garden

