

8 Station Road, Faversham, Kent. ME13 8EB

Invicta

Estate Agents



8 Station Road

Faversham
ME13 8EB

A superb opportunity to acquire this 3 / 4 bedroom period home within walking distance to the train station. Features include; stripped wooden flooring, fire places and cellar.

Entrance Hall | Lounge | Kitchen /Diner

Utility Room | Cellar

Master Bedroom | Bedroom 2 | Bathroom

Bedroom 3 | Loft Room

Enclosed Rear Garden



8 Station Road, Faversham.

Situated in a sought after location within easy reach of the town centre and train station, this three/ four bedroom home offers period features that include stripped wooden flooring, original built in cupboards, high ceilings, sash windows and feature fireplaces.

The entrance hallway provides access to the lounge, kitchen/diner and stairs to the first floor. The lounge is well lit, benefiting from a working open fire, wooden flooring and large sash bay window.

The kitchen/diner provides a large seating area ideal for entertaining, and offers white wooden under counter units with wooden block work tops, whilst a separate counter provides space to house an oven and hob. This generously proportioned room benefits from wooden flooring, attractive log burner and sash window looking out onto the garden this room also provides access to the cellar.

A useful utility room to the rear provides housing for white goods, further storage and access to the rear garden.

To the first floor, the spacious master bedroom benefits from wooden flooring, built in cupboard, feature fireplace and two sash windows to the front making this room exceptionally light, bright and spacious.

The second double bedroom overlooks the rear and again benefits from many period features.



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The bathroom offers a real place to relax and unwind with a white Victorian style suite, wooden flooring and sash window to rear.

The second floor comprises of a further double bedroom and loft room, currently used as a 4th bedroom.

The fully enclosed rear garden consists of a patio and is softly planted with clematis and other cottage style plants. Access to the rear is gated and secure.

Useful Information

Tenure: Freehold

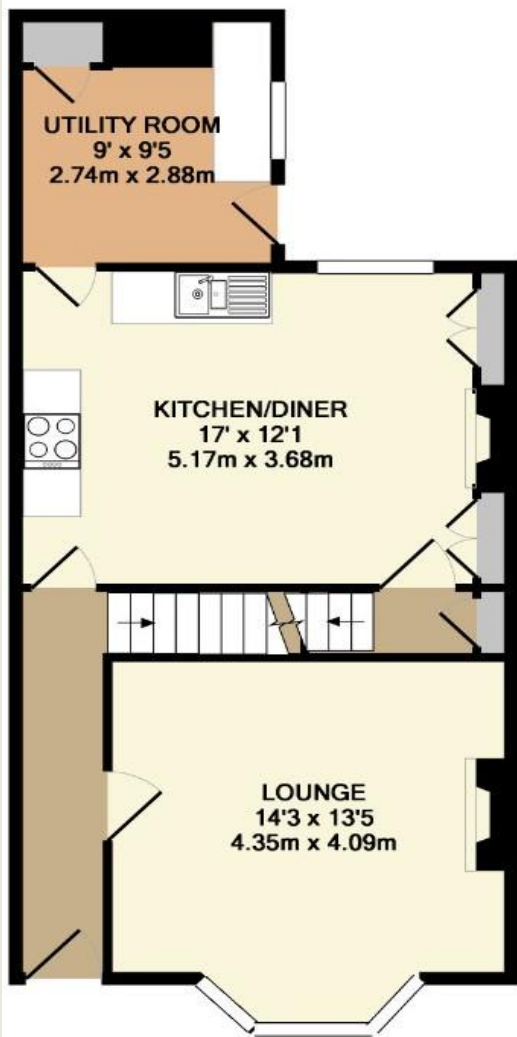
Services: Mains electric, gas, water, waste

Council Tax: Band C

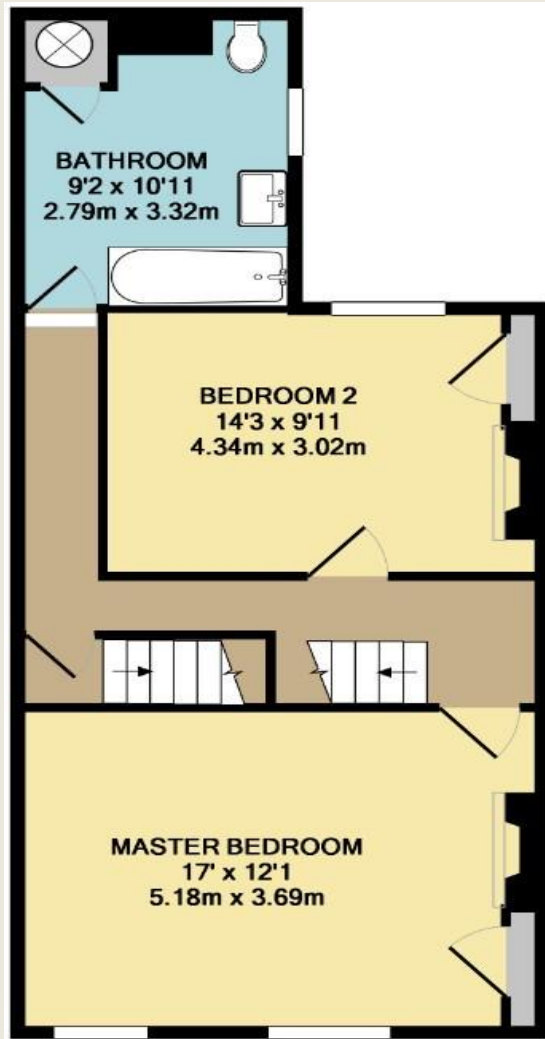
Heating: Gas 'Baxi' boiler

Parking: On road permit parking

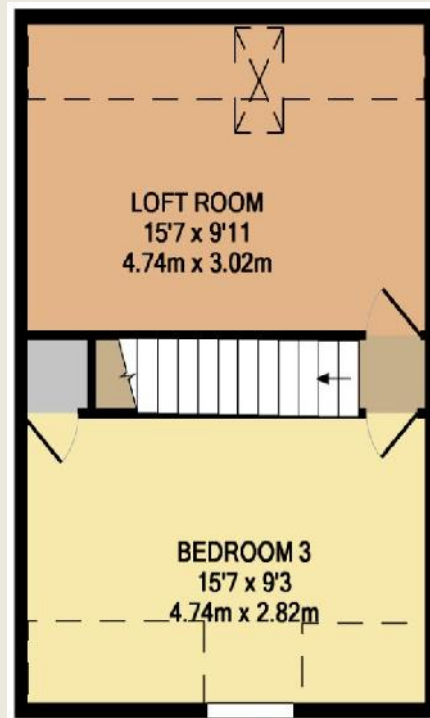
**Viewings strictly by appointment through
Invicta Estate Agents 01795 591080**



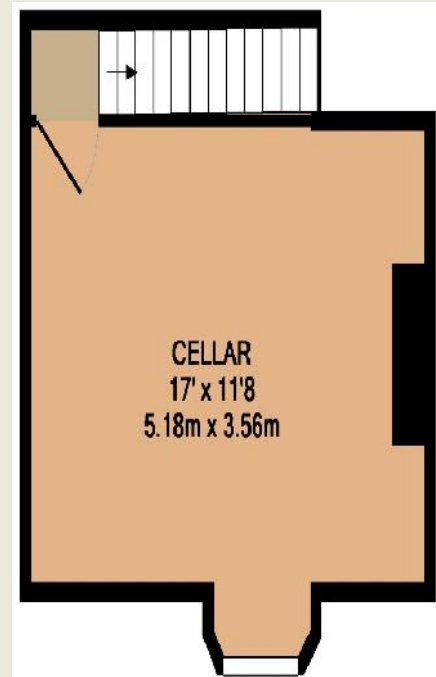
GROUND FLOOR
APPROX. FLOOR
AREA 544 SQ.FT.
(50.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 548 SQ.FT.
(50.9 SQ.M.)



2ND FLOOR
APPROX. FLOOR
AREA 337 SQ.FT.
(31.3 SQ.M.)



CELLAR
APPROX. FLOOR
AREA 238 SQ.FT.
(22.1 SQ.M.)



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		79
(55-68)	D		
(39-54)	E	53	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D		
(39-54)	E	46	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

Please Note: All dimensions are approximate and are quoted for guidance only, their accuracy cannot be confirmed. Reference to appliances and/or services does not imply they are necessarily in working order or fit for the purpose. Buyers are advised to obtain verification from their solicitors as to the Freehold/Leasehold status of the property, the position regarding any fixtures and fittings and where the property has been extended/converted as to Planning Approval and Building Regulations compliance. These particulars do not constitute or form part of an offer or contract, nor may they be regarded as representations. All interested parties must themselves verify their accuracy. Plans are for general guidance only, it is not to scale and its accuracy cannot be confirmed.