



**ST. NICHOLAS ROAD
FAVERSHAM**

PCM £850 PCM

- Ideal Family Home
- Spacious Lounge
- Two Double Bedrooms
- Off Street Parking
- Gas Heating and Double Glazing

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

SPACIOUS FAMILY HOME Miles and Barr are pleased to bring to the rental market this spacious family home with off street parking for one car. Due to undergo some redecoration work, the ground floor comprises hall, lounge/diner with laminate flooring and the kitchen which leads out to the large rear garden. The first floor offers two double bedrooms and family bathroom which features bath with overhead shower. Other benefits include gas heating, double glazing, brick built shed which houses the tumble dryer and is within easy reach of The Abbey Secondary School and Ospringe Primary School. Council tax band B. No smokers or pets.

DESCRIPTION

Entrance

Lounge/Diner 18'10" x 11'10"

Kitchen 10'1" x 8'11"

Bedroom One 15'1" x 9'0"

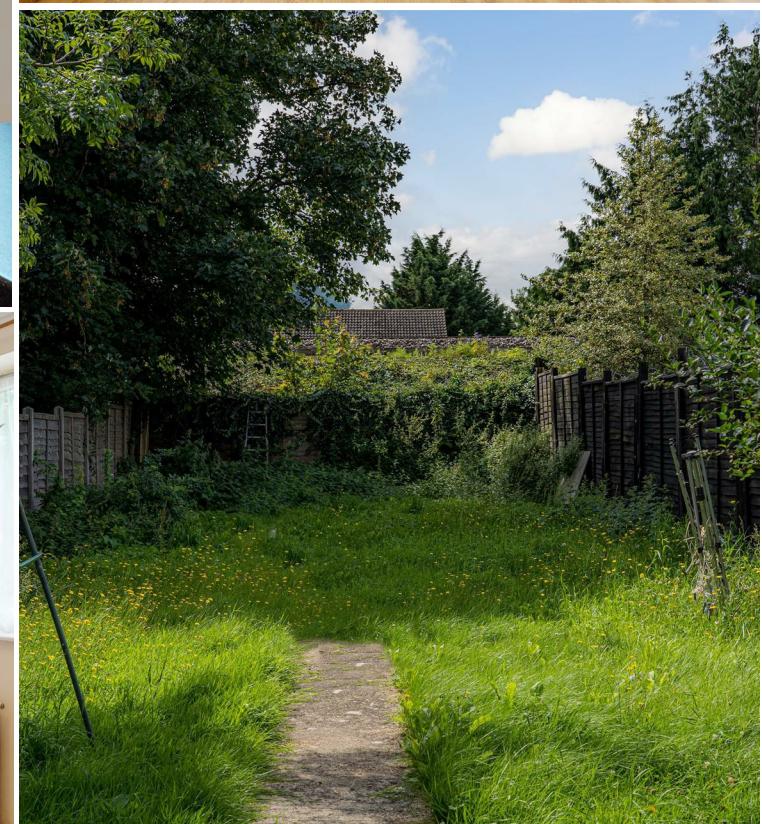
Bedroom Two 11'9" x 8'11"

Bathroom 6'4" x 5'6"

External

Off Street Parking

Rear Garden



ST. NICHOLAS ROAD FAVERSHAM



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 specific 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