



32 Fielding Street, Faversham, ME13 7JZ

**£1,100 Per Calendar Month**

We are delighted to offer this two bedroom Victorian terraced house, situated in a secluded cul-de-sac within easy walking distance of the town centre. The property benefits from a modern fitted kitchen with integrated appliances and recently fitted bathroom. The property also benefits from gas central heating, double glazing, resident on street parking and a small courtyard garden. The property will be available mid October. We regret pets and smokers are not permitted. The minimum annual household income required is £33,000.



## GROUND FLOOR

### Living / Dining Room 23'7 x 11'5 (7.19m x 3.48m)

Newly fitted laminate flooring, ornamental fireplace with painted heath and shelf above, double glazed window to front, fitted cupboard containing electric meter and fuse board. Further under stairs storage cupboard. 2 x radiators, telephone point and TV aerial lead, smoke detector, double glazed doors to front and rear courtyard. Door with stairs leading to first floor.

### Kitchen 6'10 x 9'4 (2.08m x 2.84m)



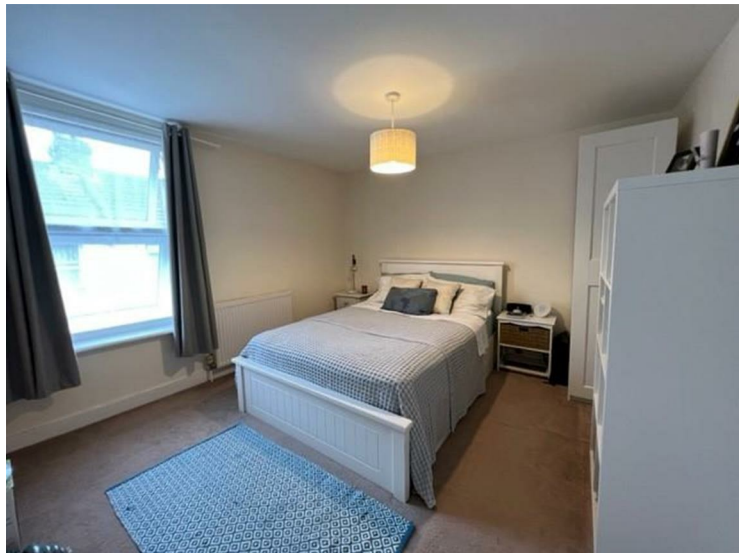
Light wood effect laminate flooring, range of recently fitted wall and base units with pale grey Shaker style door and drawer front, wood block effect worksurfaces and tiled splashback. 1 1/2 bowl composite sink and drainer, freestanding electric cooker with double oven and 4 ring ceramic hob above, stainless steel canopy extractor hood above, integrated fridge / freezer, cupboard containing gas boiler. Double glazed window.

## FIRST FLOOR

### Stairs and Landing

Fitted carpet, fitted storage cupboard, loft hatch, smoke detector.

### Bedroom One 12'10 x 10'11 (3.91m x 3.33m)



Fitted carpet, double glazed window, radiator, fitted storage cupboard.

### Bedroom Two 6'9 x 12'8 (2.06m x 3.86m)

Fitted carpet, double glazed window, radiator.

### Bathroom



Vinyl flooring, matching white bathroom suite comprising of bath with shower above and fully tiled walls, pedestal wash hand basin, WC. Radiator, double glazed window, extractor fan.

## OUTSIDE

Property is located in a cul-de-sac within easy walking distance of the town centre.

Front - resident on street parking (permit required from Swale Borough Council), shared side alley leading to courtyard garden

Rear - fully enclosed small courtyard garden with raised paved patio area. (NB Neighbouring property has right of access across courtyard to shared alleyway).

## GENERAL INFORMATION

Rent £1,100.00 per calendar month

Deposit £1,269.23

Tenancy An Assured Shorthold Tenancy of twelve months duration

Viewings Strictly by prior appointment with the agent

Authority Swale Borough Council - Band B

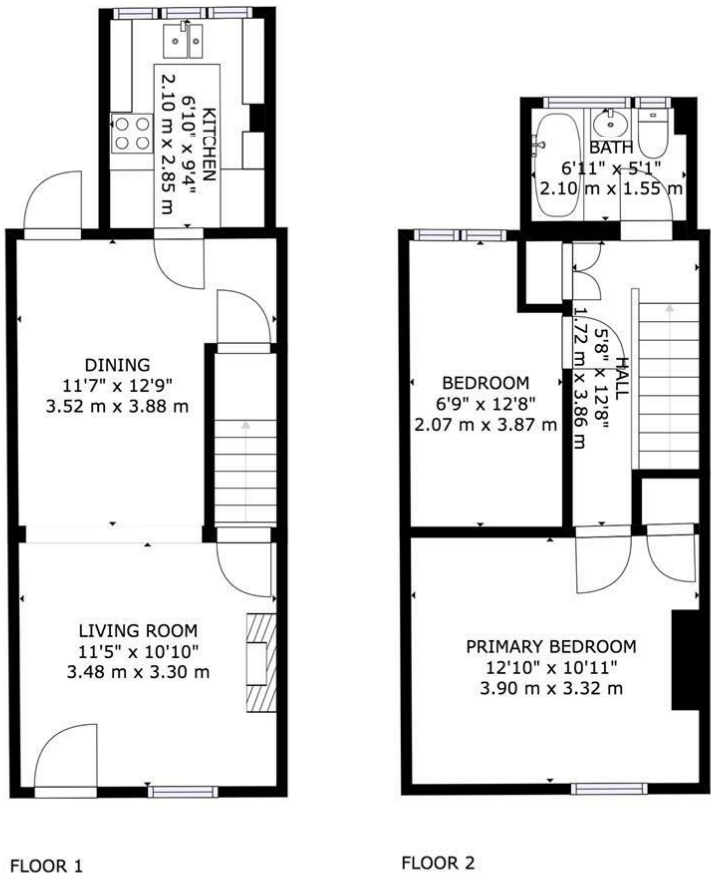
EPC Rating C

Conditions Regret no smokers or pets

Minimum Annual Household Income Required £33,000.00

Virtual Tour - virtual tour taken December 2021, prior to refurbishment.

Floor Plan



GROSS INTERNAL AREA  
FLOOR 1: 348 sq. ft, 32 m2, FLOOR 2: 351 sq. ft, 33 m2  
TOTAL: 699 sq. ft, 65 m2  
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

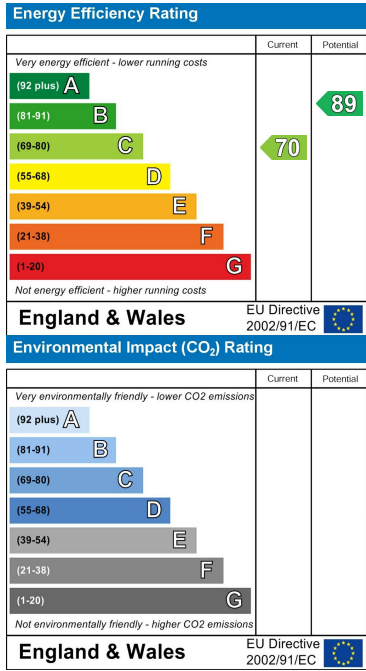


Area Map



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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