



5 Forbes Road

Faversham, ME13 8QF

Guide price £340,000



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- Victorian Property
- Original Features
- Close to Town Centre
- Attic Conversion
- Period Home
- Short Walk to Station
- Characterful Home
- Garden Summer House

Guide Price £340,000 - £350,000

Imagine arriving home and stepping over the threshold into the tranquillity of your welcoming period home, bursting with character. As you close the door behind you, you are embraced by the peaceful and cosy comfort of "The Snuggery".

Iliffe & Iliffe are delighted to bring to market this three bedroom, Victorian, end of terrace home - found just a stone's throw from Faversham's town centre and mainline railway station. "The Snuggery" has been lovingly and meticulously restored and finished by the current owner. The property oozes character and contains many period features, including; original fireplaces and internal doors, sash windows and exposed brickwork and floorboards.

On entering the property, you are greeted by the inviting hallway. Off the hallway you discover the cosy yet bright living room. With two double glazed sash windows, the room is bathed in natural light. The main focal point of the room is the period fireplace, which provides the room with refined

character.

Continuing along the hallway, you arrive at the dining room. This lovely room retains the original Victorian floorboards and exposed brick fireplace.

The kitchen is reached through the dining room and is a great size. It benefits from fitted units, a five ring gas hob and the additional unique features of a butler sink and exposed brick arch above the hob. There is a lobby at the rear of the kitchen with access to the garden and downstairs cloakroom.

Upstairs, accommodation consists of the three bedrooms and family bathroom on the first floor. The master bedroom is of generous size and has a light and airy feel thanks to two double glazed sash windows. There is ample space for furniture and a built in cupboard. The room is given added period charm through retention of both the original floorboards and Victorian fireplace.



The second bedroom is a double size and is found along the landing; and the third, single bedroom is at the rear of the property. Like the master, both bedrooms benefit from fine features in period floorboards and fireplaces. The family bathroom includes shower over bath, basin and w/c.

Stairs off the landing lead to the converted attic room. Velux rooflights provide the space with lots of light. The room has potential to be used as a home office, games room or additional reception room. Storage hasn't been completely lost though the attic conversion as there is storage space in the roof eaves.

Outside is a fantastic rear garden. The garden is perfect for unwinding and is low maintenance as is mostly laid to patio and gravel. The original Victorian garden wall adds character and the wooden summer house enables the new owner to enjoy the garden in any weather.

Faversham's bustling, historic town centre is just an eight minute walk from Forbes Road. Faversham

mainline railway station is a short five minute walk, with services to London St Pancras and Victoria stations taking just over an hour.

Faversham town centre is full of independent retailers, coffee shops, pubs and restaurants, as well as a popular market held three days a week. Held under the iconic Guildhall; Faversham Market is believed to be the oldest in Kent, having been recorded in the Domesday book in 1086.

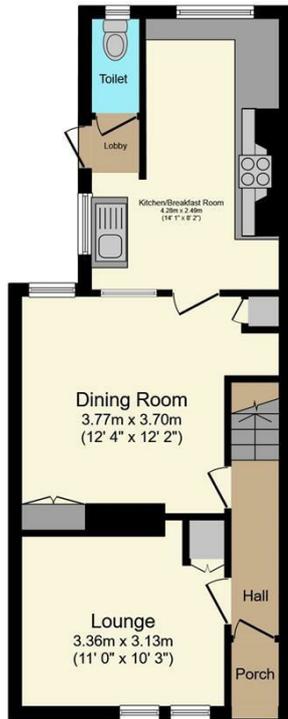
Faversham is steeped in history with its oldest building dating back to 1234. A lot of Faversham's character comes from its charming architecture with buildings surviving from the medieval, Georgian and Victorian periods, through to the present day. The town is also home to Britain's oldest brewery – Shepherd Neame.

The town contains several both 'Good' and 'Outstanding' Ofsted rated schools at both primary and secondary level.

Viewing highly recommended. To book your viewing, please contact Iliffe & Iliffe.



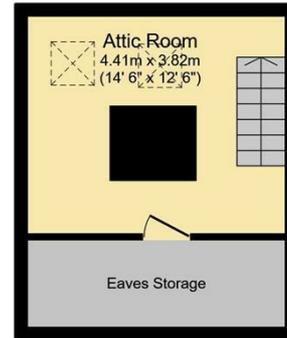
Floor Plan



Ground Floor
 Floor area 43.5 sq.m. (468 sq.ft.) approx



First Floor
 Floor area 43.5 sq.m. (468 sq.ft.) approx



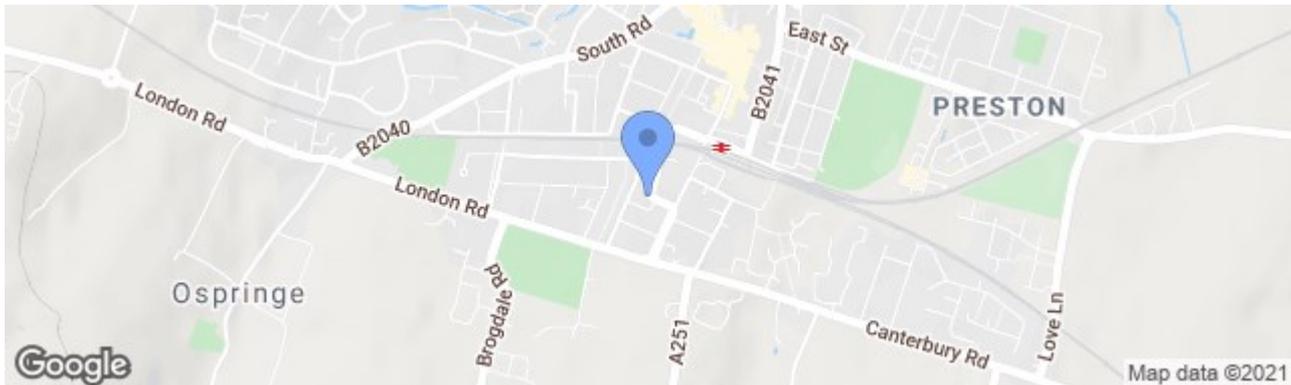
Second Floor
 Floor area 22.1 sq.m. (238 sq.ft.) approx

Total floor area 109.1 sq.m. (1,175 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale.

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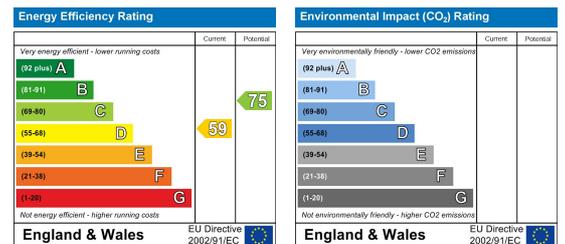
Map



Viewing

Please contact us on 01795 391 190 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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