



FOUNDATION

01227 752617

sales@foundationestateagents.co.uk

www.foundationestateagents.co.uk



197 Hazebrouck Road, Faversham ME13 7QZ

3 BEDROOMS | 1 BATHROOM | 2 RECEPTIONS

Freehold



197 Hazebrouck Road, Faversham ME13 7QZ

Modern Semi Detached Family Home
Quiet Residential Location
Close to Amenities and Schools
Three Bedrooms
Spacious Open Plan Lounge & Dining Room
Fitted Kitchen & Bathroom
Detached Garage
In Need of Modernisation

SITUATION:

The property is situated in a quiet cul-de-sac on a modern development to the West of Faversham. It is close to a Sainsbury's supermarket and within easy reach of a number of primary schools, including the local Bysing Wood Primary School, along with the highly regarded Davington Primary School just half a mile away.

The charming market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. 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.

It has a good choice of primary schools and two secondary schools, one of which being the renowned Queen Elizabeth Grammar School. Faversham has a mainline railway station with a regular service to London Victoria, Cannon Street and Charing Cross and a high-speed rail link to London St. Pancras.

The nearby M2 motorway gives excellent access to London, which is approx. 48 miles away, the Cathedral City of Canterbury (approx. 9 miles away) and the Kent coast. Canterbury is a vibrant and cosmopolitan city, with a thriving city centre offering a wide array of High Street brands alongside a diverse mix of independent retailers, cafes and international restaurants. Canterbury has an excellent choice of educational amenities, ranging from Grammar schools to well-regarded private schools and three universities.



DESCRIPTION:

This modern semi-detached property is perfect for the expanding family and offers a blank canvas for those looking for a property that is in need of some modernisation.

On entering the property via a composite entrance door, you are welcomed into the entrance hall which has stairs to the first floor and door to the lounge diner.

This spacious l-shaped room has a bay window to the front, two radiators, understairs cupboard and door to the kitchen, which has modern fitted wall and base units in white with contrasting marble effect work surfaces.

There is an inbuilt electric oven and hob with extractor fan over and space and plumbing for appliances.

There is also a window overlooking and door to the garden.



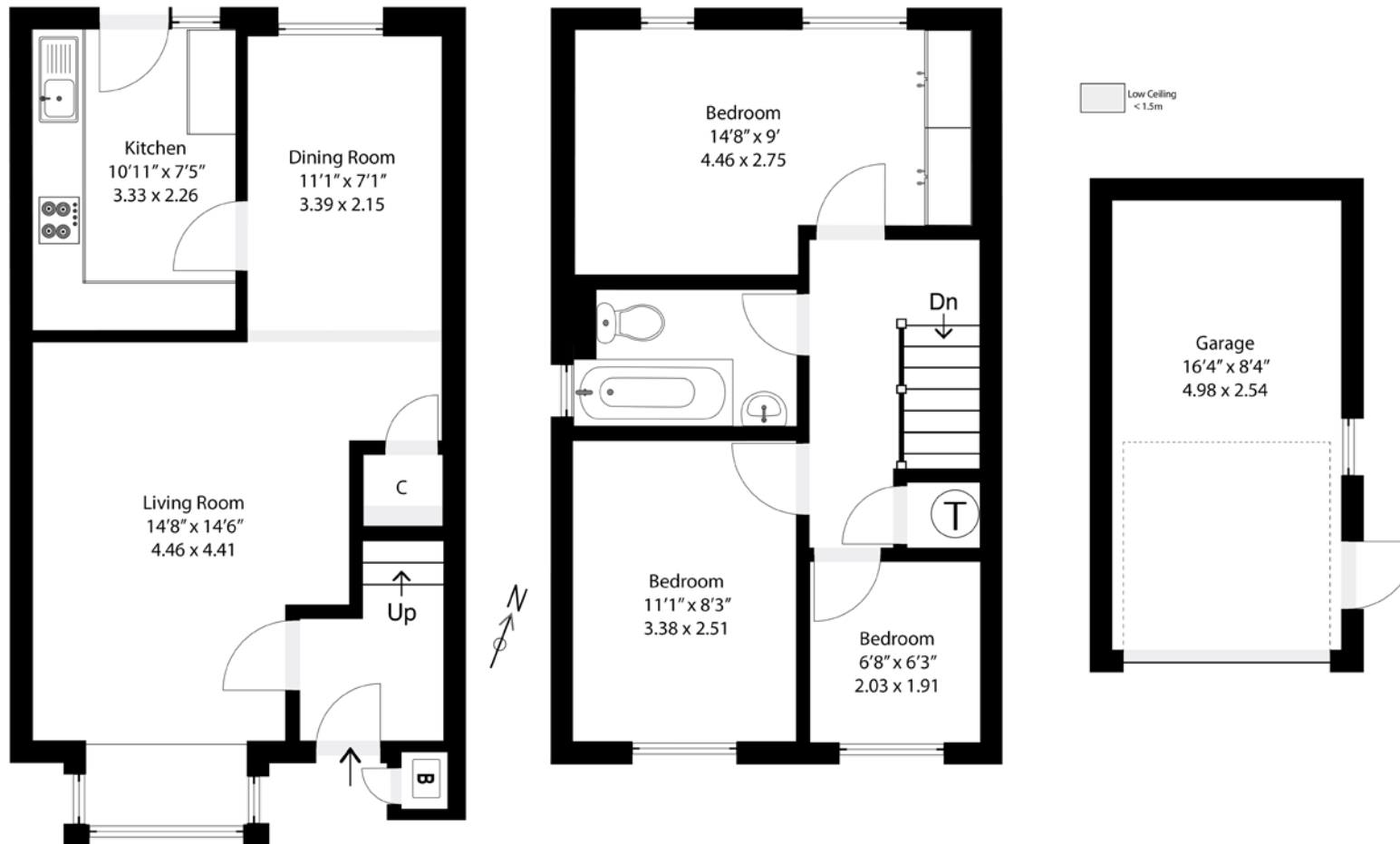
To the first floor there are three bedrooms with the principal bedroom having inbuilt wardrobes. The family bathroom has a three piece white suite comprising panelled bath with electric Triton shower fitment, WC and wash hand basin.

The property also benefits from full double glazing and gas central heating supplied by a modern Worcester boiler.

EXTERIOR:

The property is set back from the road behind a lawned garden which has a path leading to the front door, there is an external cupboard which houses the gas boiler.

To the rear is a paved patio garden of approximately twenty five feet which has rear pedestrian access and access to the garage which has up and over door.



TOTAL FLOOR AREA: 909 sq. ft (85 sq. m)
HOUSE: 773 sq. ft (72 sq. m)
GARAGE: 136 sq. ft (13 sq. m)



EPC RATING
D



COUNCIL TAX BAND
C



GENERAL INFORMATION
All services are mains connected

Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD

01227 752617 | sales@foundationestateagents.co.uk | www.foundationestateagents.co.uk

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements, floor plans and site plans are a guide to prospective buyers only, and are not precise. Fixtures and fittings shown in any photographs are not necessarily included in the sale and need to be agreed with the seller. Foundation Estate Agents is a trading name of Foundation Property Services (Kent) Limited. Registered in England and Wales No. 7139236. Registered Address: Suite 1, 2nd Floor, 3 Jubilee Way, Faversham, Kent ME13 8GD.

