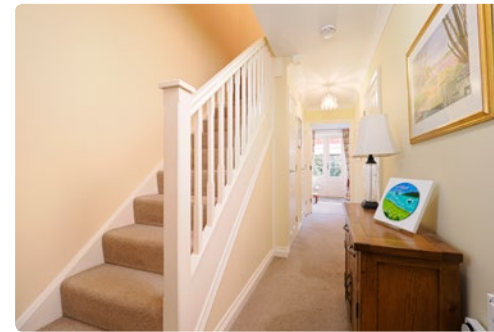




Freehold



2 Goldings Wharf, Belvedere Road, Faversham ME13 7FB

- Enviously Positioned Town House
- Almost 1300 Sq.Ft of Well Presented Space
- Three Bedrooms & Two Bathrooms
- Creatively Enhanced Throughout
- Exceptionally Desirable Location
- Living Area With Juliet Balconies
- Wonderful Views Of Faversham Creek
- Opportunity To Convert Integral Garage

SITUATION:

The property is beautifully positioned in Belvedere Road and forms part of the sought after Goldings Wharf development which sits alongside Faversham Creek. This area has a lovely community feel, with local pubs, cafes and two excellent Italian restaurants within a few minutes' walk.

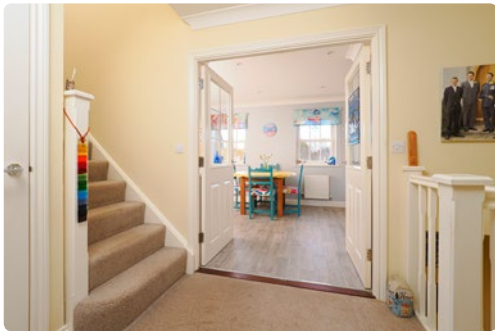
The charming market town of Faversham has a wide range of high street shops and independent retailers which adorn its attractive high street and its bustling market square. The town also offers excellent leisure facilities with an indoor and outdoor swimming pool, a cinema, a large park and recreation ground, a museum and numerous pubs and restaurants.

It has a good selection of primary schools and two secondary schools, one of which is 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 and fast access to London.

The city of Canterbury is approximately 10 miles away this has a vibrant city centre, which has a wide array of High Street brands alongside independent retailers, cafes and international restaurants and offers a selection of sporting, leisure, and recreational amenities, including the Marlowe Theatre.

The seaside town of Whitstable, famous for its seafood and annual oyster festival held at the vibrant harbour and picturesque quayside, also has a variety of shops, boutiques and restaurants, a good selection of primary and secondary schools and excellent leisure facilities.



DESCRIPTION:

An enviosly positioned three-bedroom town house offering almost 1,300 sq. ft. of immaculately presented space, divided over three floors.

Built in 2008 to an exceptional standard, there are just twenty-two of these highly sought-after homes situated in the desirable area of Goldings Wharf, overlooking Faversham Creek and just moments from the market square, along with many restaurants and cafes.

The current owner has creatively enhanced the property with artistic décor, aesthetically improving the kitchen and landscaping the pretty, colourful garden.

The front door opens into a spacious hallway with stairs leading to the first floor. Here, one will find the main living accommodation, divided by a central landing but also functioning as one large open-plan space.



To the front, there is a delightful kitchen/ breakfast room which has been significantly enhanced with quartz stone worktops, updated unit doors, and bold metro tiles. All main appliances are integrated, and there is also a large pantry cupboard. Views of the creek are very much enjoyed from this room.

The living room enjoys two sets of double doors opening onto Juliet balconies, which overlook the garden. A wood-burning-style stove serves as a central feature and is powered by electricity.

To the second floor, there are three bedrooms, all with fitted wardrobes, and a well-appointed family bathroom. The main bedroom has an en-suite shower room and overlooks the front of the property.

The accommodation is further complemented by a ground-floor garden room, which could be used as an office or guest room. This room provides direct access

to the garden via French doors and is complemented by a WC and convenient access to the integral garage. There is an opportunity to convert the garage into additional living accommodation, as many others have done. Some have opened up the ground floor to create a large open-plan kitchen/dining room.

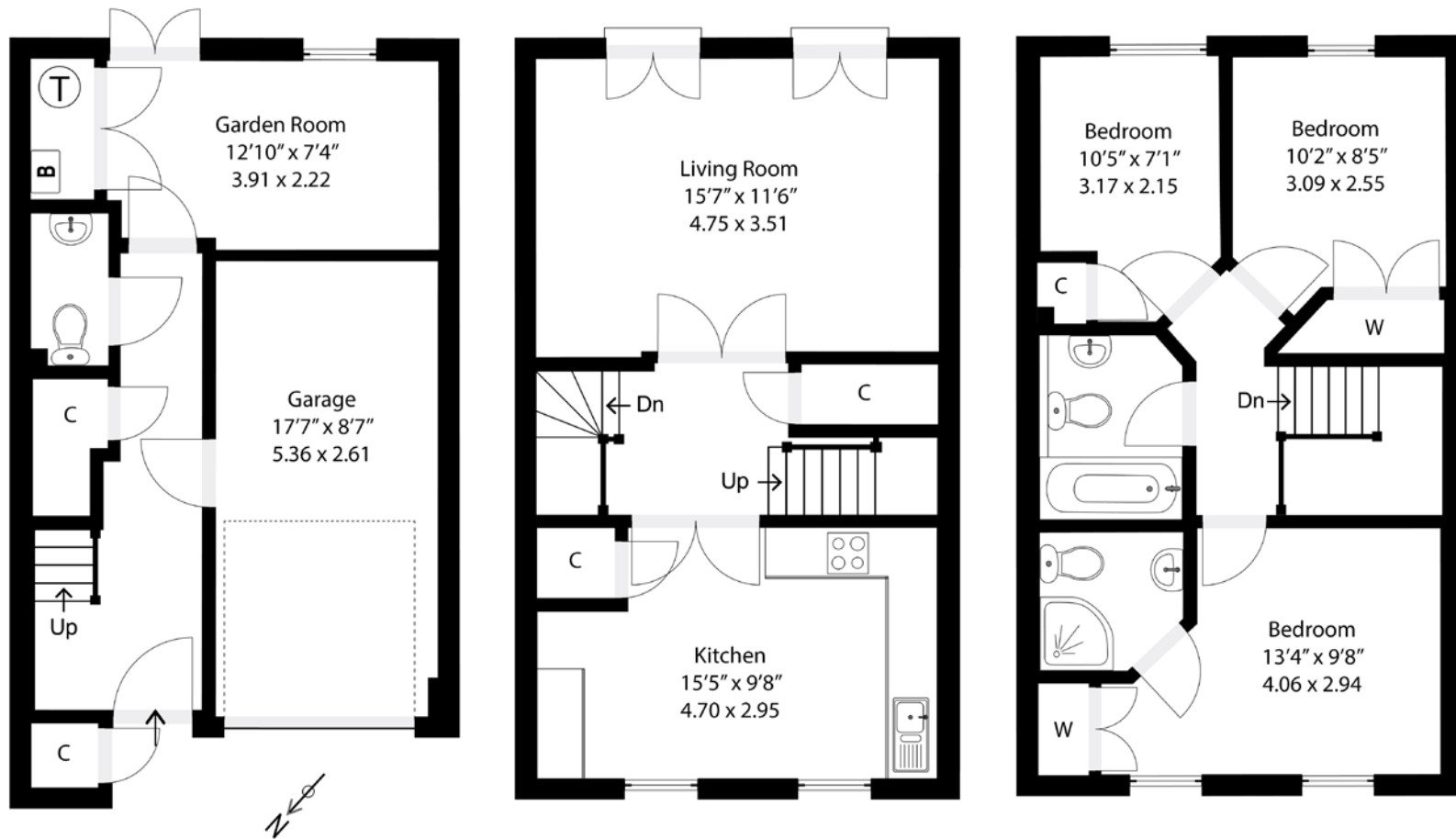
OUTSIDE:

The garden has been significantly enhanced by the owners. Soft lines create flourishing borders full of colour, while the newly laid sandstone patio offers low maintenance and plenty of space to enjoy a morning coffee.

There is access at the rear leading to an allocated parking space, in addition to parking in the integral garage.







TOTAL FLOOR AREA: 1279 sq. ft (119 sq. m)
 HOUSE: 1128 sq. ft (105 sq. m)
 GARAGE: 151 sq. ft (14 sq. m)



EPC RATING
 E



COUNCIL TAX BAND
 D



GENERAL INFORMATION
 All services are mains connected

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