

CHRISTOPHER HODGSON



Faversham

£315,000 Freehold

FOR COASTAL, COUNTRY
& CITY LIVING

Faversham

38 Ospringe Road, Faversham, Kent, ME13 7LJ

A charming Victorian terraced house enjoying a favourable position within this highly desirable market town. Conveniently situated within easy walking distance of Faversham town centre, a wide range of shops, cafés and amenities, highly regarded schools and Faversham mainline railway station, offering regular high-speed services to London St Pancras (0.6 miles).

The property has been the subject of considerable improvement and is presented in enviable decorative order throughout, successfully blending period character with stylish contemporary finishes.

The bright, spacious and well-appointed accommodation is arranged over three floors and comprises a dining room with an open fireplace, a sleek contemporary kitchen and a bathroom.

To the lower ground floor there is a spacious and characterful sitting room with an open fireplace, and to the first floor are two double bedrooms.

Outside, the rear garden extends to approximately 89ft (27m) and provides an attractive space in which to relax and entertain, together with a useful garden store. No onward chain.



LOCATION

Ospringe Road is a popular and conveniently situated location in the historic market town of Faversham, within easy walking distance of the town centre, mainline railway station and a wide range of shops, cafés, restaurants and everyday amenities. Faversham offers an attractive mix of independent shops, a weekly market, highly regarded schools and a rich architectural heritage. Communication links are excellent, with access to the A2/M2 and subsequent motorway networks. Faversham station provides frequent services to London Victoria (approximately 78 minutes) together with high-speed services to London St Pancras in approximately 63 minutes.

ACCOMMODATION

The accommodation and approximate measurements (taken at maximum points) are:

LOWER GROUND FLOOR

- Sitting Room 11'10" x 11'5" (3.63m x 3.48m)

GROUND FLOOR

- Dining Room 14'0" x 11'6" (4.29m x 3.51m)
- Kitchen 10'9" x 9'1" (3.28m x 2.79m)

- Bathroom

FIRST FLOOR

- Bedroom 1 12' x 11'2" (3.66m x 3.40m)
- Bedroom 2 12'1" x 9'2" (3.68m x 2.79m)

OUTSIDE

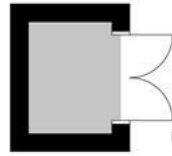
- Garden 89' x 13' (27.13m x 3.96m)
- Garden Store



Lower Ground Floor
Main area: approx. 17.0 sq. metres (182.9 sq. feet)

Ground Floor
Main area: approx. 31.2 sq. metres (335.8 sq. feet)

First Floor
Main area: approx. 26.8 sq. metres (288.4 sq. feet)



Outbuilding
Main area: approx. 3.6 sq. metres (38.8 sq. feet)



Main area: Approx. 75.0 sq. metres (807.2 sq. feet)
Plus Outbuilding: Approx. 3.6 sq. metres (38.8 sq. feet)

Council Tax Band B. The amount payable under tax band B for the year 2026/2027 is £1,871.06.

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Energy Efficiency Rating	
Very energy efficient (A+)	92
Energy efficient (A)	
Decent (B)	
Below average (C)	
Below average (D)	
Below average (E)	
Below average (F)	
Below average (G)	
Below average (H)	
Below average (I)	
Below average (J)	
Below average (K)	
Below average (L)	
Below average (M)	
Below average (N)	
Below average (O)	
Below average (P)	
Below average (Q)	
Below average (R)	
Below average (S)	
Below average (T)	
Below average (U)	
Below average (V)	
Below average (W)	
Below average (X)	
Below average (Y)	
Below average (Z)	

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