



SAXON SHORE
— ESTATE AGENTS —



24A Nightingale Road, Faversham, ME13 8RF **Offers in excess of £180,000**

Introducing this delightful two-bedroom split-level maisonette on Nightingale Road available for sale with no onward chain! Situated five minutes' walk from the centre of Faversham and the mainline train station. This property shares the freehold with the property below meaning no ground rent or service charge payable. As such, this property presents an excellent opportunity for first-time buyers, those who require a more flexible property layout, or those wishing to downsize.

Accommodation is on the first and second floors and comprises a spacious reception room that exudes warmth and character, enhanced by sash windows that allow natural light to flood the space throughout the day, a well-appointed kitchen and a full bathroom to the first floor.

Upstairs are two further, good sized rooms currently set out as a double bedroom and a lounge.

The maisonette's generously sized rooms offer a peaceful retreat for rest and relaxation, and the flexibility to set them up for either living space or bedrooms depending on your preference, ideal for entertaining, or enjoying quiet evenings.

Dining Room/ Bedroom 2

10'6" x 11'10" (3.21 x 3.62)



Kitchen

8'0" x 6'10" (2.44 x 2.1)



Bathroom

8'0" x 5'6" (2.44 x 1.7)



Landing

4'11" x 11'10" (1.5 x 3.62)



Lounge

15'5" x 11'9" (4.7 x 3.59)



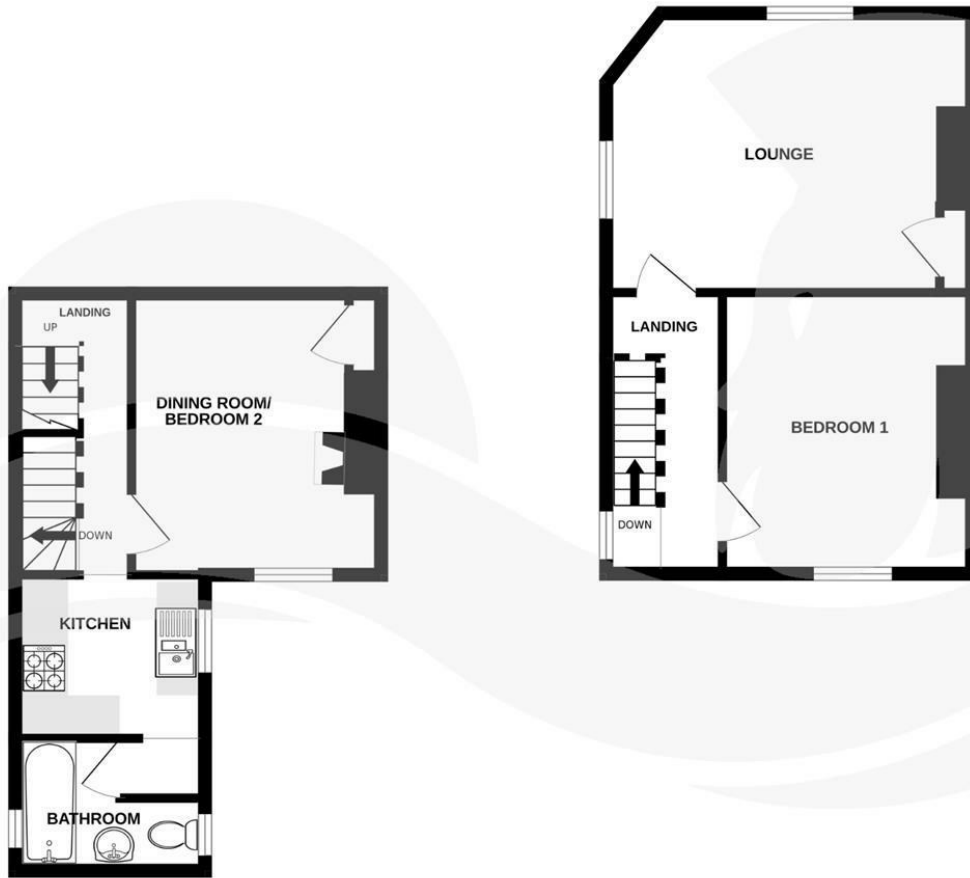
Bedroom 1

10'6" x 11'10" (3.21 x 3.62)



GROUND FLOOR
25.4 sq.m. (274 sq.ft.) approx.

1ST FLOOR
32.5 sq.m. (349 sq.ft.) approx.



TOTAL FLOOR AREA : 57.9 sq.m. (623 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		60	76
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

