



SAXON SHORE  
— ESTATE AGENTS —



## 49 Ospringe Road, Faversham, Kent ME13 7LG Offers in excess of £425,000

Introducing this three bedroom, semi detached Victorian house on Ospringe Road in Faversham. Located a short walk away from the train station on a popular road on the edge of Faversham, with plenty of on street parking. Available for sale with no onward chain.

Accommodation spans across four floors and comprises an entrance hall, a spacious lounge with a feature fireplace and a bay window, a separate dining room that leads on to a large, modern kitchen with doors that open onto the garden to the ground floor.

Upstairs on the first floor are three good sized bedrooms one of which has an en-suite shower room.

On the second floor is a large, full bathroom with sky lights allowing in plenty of natural light.

## Entrance Hall



## Lounge

11'11" x 10'5" (3.65 x 3.2)



## Dining Room

11'11" x 11'7" (3.65 x 3.55)



## Kitchen

8'10" x 11'9" (2.7 x 3.6)



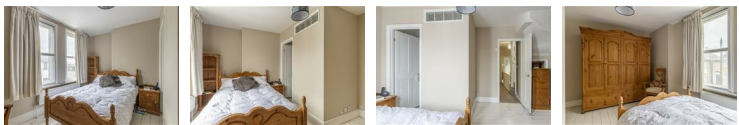
## Basement

14'5" x 11'11" (4.4 x 3.65)

## Landing

## Bedroom 1

14'5" x 11'11" (4.4 x 3.65)



## Ensuite

6'8" x 3'8" (2.05 x 1.14)



## Bedroom 2

9'6" x 11'11" (2.9 x 3.65)



## Bedroom 3

8'10" x 11'11" (2.7 x 3.65)



## Bathroom

10'7" x 11'10" (3.25 x 3.63)



## Garden



GROUND FLOOR  
15.5 sq.m. (157 sq.ft.) approx.

1ST FLOOR  
41.3 sq.m. (440 sq.ft.) approx.

2ND FLOOR  
40.3 sq.m. (434 sq.ft.) approx.

3RD FLOOR  
11.8 sq.m. (127 sq.ft.) approx.



TOTAL FLOOR AREA : 108.9 sq.m. (1172 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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