



**OVER 60?**

Secure this property  
for up to **59% less!**

**Price**

**£650,000**

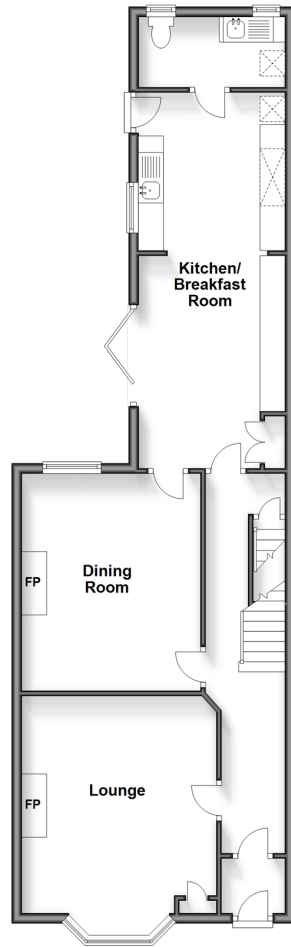
**Freehold**

4x  2x  2x 

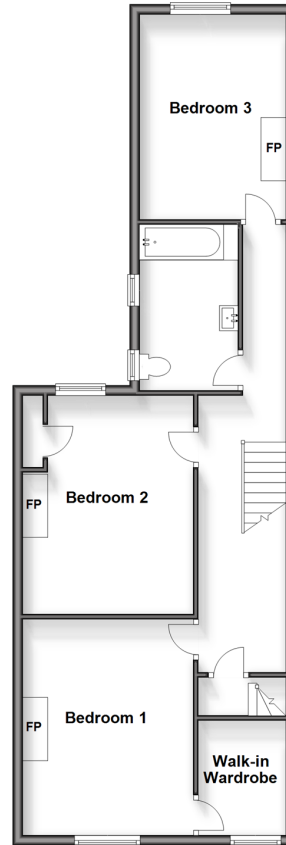
**St. Ann's Road,  
Faversham, Kent, ME13**

*Wards*  
Helping you move forwards

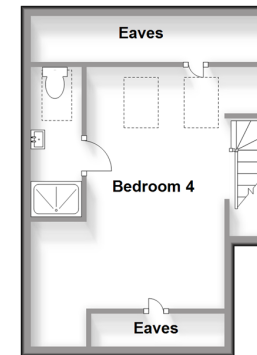
**Ground Floor**  
Approx. 72.4 sq. metres (779.7 sq. feet)



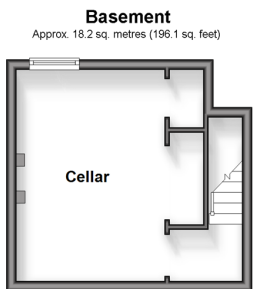
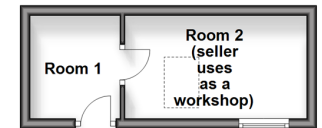
**Split Level First Floor**  
Approx. 67.8 sq. metres (729.9 sq. feet)



**Second Floor**  
Approx. 28.9 sq. metres (311.2 sq. feet)



**Outbuilding**  
Approx. 11.2 sq. metres (120.7 sq. feet)



## Accommodation

### GROUND FLOOR

Entrance Porch  
Entrance Hall  
Lounge: 16'8 x 12'2 (5.08m x 3.71m)  
Dining Room: 13'11 x 10'8 (4.24m x 3.25m)  
Kitchen/Breakfast Room: 23'9 x 9'0 (7.24m x 2.75m)  
Utility Room

### BASEMENT

Cellar: 13'10 x 12'9 (4.22m x 3.89m)

### FIRST FLOOR

Bedroom 1: 13'11 x 10'2 (4.24m x 3.10m)  
Walk-in Wardrobe  
Bedroom 2: 10'9 x 10'2 (3.28m x 3.10m)  
Bedroom 3: 12'4 x 9'0 (3.76m x 2.75m)  
Bathroom

### SECOND FLOOR

Bedroom 4: 15'3 x 14'10 (4.65m x 4.52m)  
En-suite Shower Room

### OUTSIDE

Front Garden  
Rear Garden  
Outbuilding: 11'9 x 6'7 (3.58m x 2.01m)





## Main features

- Attractive Victorian period home in sought after location
- Traditional layout with lounge and separate dining room
- Open plan kitchen/breakfast room
- Outbuilding used as a workshop
- Walking distance to town centre and mainline station



### Nearest Schools

Primary Schools: Ethelbert Road Infant School 0.1 miles, Ospringe C of E Primary 0.4 miles

Secondary Schools: The Abbey School 0.4 miles, Queen Elizabeth's Grammar School 0.7 miles



### Transport Information

Train Stations: Faversham 0.4 miles, Teynham 3.4 miles, Selling 3.5 miles



### Address

St. Ann's Road, Faversham, Kent, ME13



### Directions

For directions to this property please contact us.





**Wards**  
Helping you move forwards

Call Faversham Branch 01795 535517 ■ [wardsofkent.co.uk](http://wardsofkent.co.uk)



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale  
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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