



Weston Road, Rochester, Kent, ME2 3HB

Asking Price £265,000

- Three Bedrooms
- No onward chain
- Refurbishment works required
- Generous living accommodation
- Ideal Buy To Let
- Loft room ideal for study/playroom/storage

89 Weston Road, Rochester ME2 3HB

We offer to the sales market this spacious three bedroom Terraced house situated in Strood, close by to the Train Station with excellent fast services to London St Pancras/Kings Cross/Victoria and the South Coast, convenient for any commuter. The property has generous living space with three bedrooms and added loft conversion room which would make an ideal study/playroom once finished. Step inside the front door to the hallway leading to a living room and separate dining room which leads to the kitchen. From here there is rear access to the garden and also the downstairs family bathroom. Upstairs, you will find three generously sized rooms and a further staircase leading to a good sized partially converted loft room offering further storage in the eaves. The property requires some refurbishment and redecoration but would make an ideal buy to let or family home. The local area has many small shops with Strood Retail Centre with a wide range of shopping facilities, only a 10 minute walk away and Strood Sports Centre 5 minutes from the property offering a wide range of leisure activities. This property is presented to the market with vacant possession and no onward chain. Call the friendly team at wright & Co for your earliest appointment to view.



Council Tax Band: B



ENTRANCE DOOR TO:

Wood and glass entrance door to:-

HALLWAY

Double radiator, staircase to first floor landing, doors to:-

LOUNGE

12'5" x 10'4"

Bay window to front, double radiator, blocked fireplace

DINING ROOM

11'9" x 10'9"

Double glazed window to rear, double radiator, blocked fireplace, door to:

KITCHEN

11'9" x 8'6"

Double glazed window to side, base and eye level cupboard and drawer units with associated work surfaces, stainless steel single bowl sink unit with mixer tap, space and power for cooker, space and plumbing for washing machine, door leading to rear garden, door to useful cellar, door to:

USEFUL CELLAR

Dry, light and power, housing electric meter

BATHROOM

6'1" x 7'2"

Window to rear, single radiator, off white bathroom suite comprising of bath with shower and glass shower door, vanity wash hand basin, close coupled W.C, wall mounted gas fired combination boiler for domestic hot water supply and central heating (not tested), tiled splashbacks

FIRST FLOOR LANDING

Carpet, staircase to loft room, doors to:

BEDROOM ONE

11'1" x 13'5"

Two double glazed windows to front, double radiator, built in cupboard wardrobes with glass doors, fireplace

BEDROOM TWO

10'11" x 8'4"

Double glazed window to rear, single radiator, fireplace

BEDROOM THREE

12'0" x 8'6"

Double glazed window to rear, single radiator

LOFT ROOM

10'7" x 16'4"

Two Velux windows to rear, boarded with plaster board, storage area into the eaves

EXTERIOR REAR

approx 70 foot x 30 foot

Patio area with steps leading up to tiered lawned garden lying in natural state

EXTERIOR FRONT

Walled forecourt, concrete steps leading down to pavement



Directions

Viewings

Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:

D

