



## Weston Road, Rochester, Kent, ME2 3HB

Asking Price £255,000

- 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			77
(69-80) C			
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	