



Price
£425,000

Freehold

5x  1x  2x 

**Goddington Road,
Strood, Rochester, Kent,
ME2**

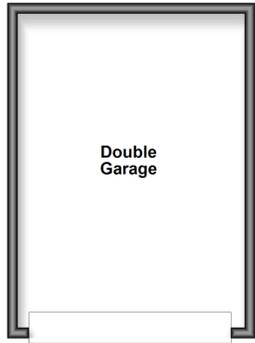
OVER 60?

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

Wards
Helping you move forwards

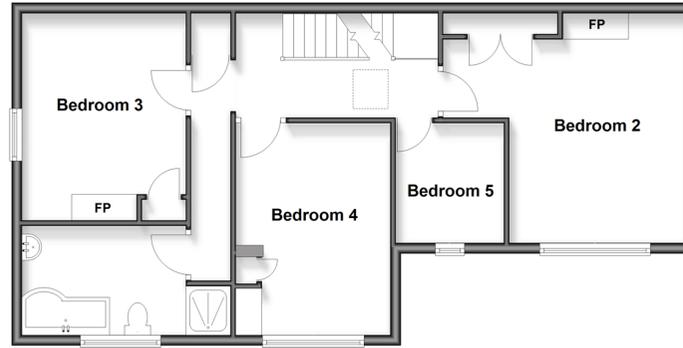
Outbuilding

Approx. 26.2 sq. metres (281.7 sq. feet)



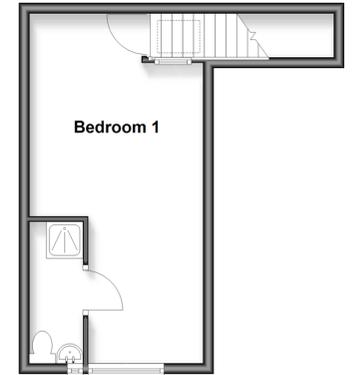
First Floor

Approx. 68.2 sq. metres (734.5 sq. feet)



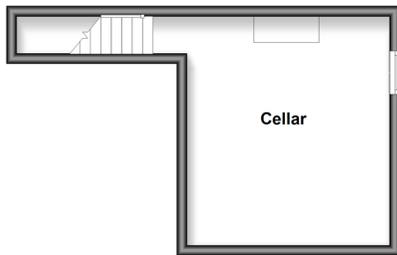
Second Floor

Approx. 24.4 sq. metres (262.6 sq. feet)



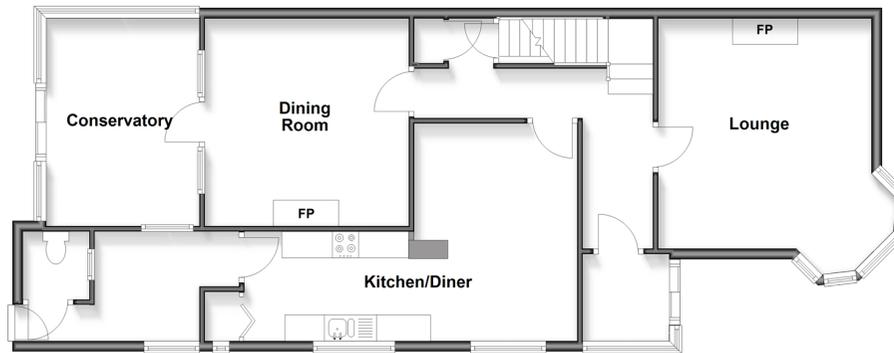
Basement

Approx. 5.0 sq. metres (53.8 sq. feet)



Ground Floor

Approx. 92.2 sq. metres (992.9 sq. feet)



Accommodation

GROUND FLOOR

Entrance Hall
Lounge : 14'5 x 13'3 (4.40m x 4.04m)
Dining Room : 13'0 x 13'0 (3.97m x 3.97m)
Kitchen/Diner: 11'6 x 6'10 (3.51m x 2.08m)
Utility Room : 7'2 x 6'0 (2.19m x 1.83m)
Cloakroom
Lean To : 13'2 x 9'9 (4.02m x 2.97m)

BASEMENT

Cellar

FIRST FLOOR

Landing
Bedroom 2: 13'2 x 11'0 (4.02m x 3.36m)
Bedroom 3 : 13'6 x 10'0 (4.12m x 3.05m)
Bedroom 4 : 11'7 x 10'1 (3.53m x 3.08m)
Bedroom 5 : 7'8 x 6'10 (2.34m x 2.08m)
Bathroom : 10'0 x 7'10 (3.05m x 2.39m)

SECOND FLOOR

Landing
Bedroom 1 : 22'0 x 11'0 (6.71m x 3.36m)
Shower Room

OUTSIDE

Garage: 19'8 x 15'3 (6.00m x 4.65m)
Front Garden
Rear Garden



Main features

- Stunning character home with high ceilings and period fireplaces
- Close to town centre and mainline railway station
- Detached double garage to rear, enclosed rear garden
- 22' second floor bedroom
- Solar panels, cellar, utility room
- Vacant possession



Nearest Schools

Primary Schools: Temple Mill Primary, Gordon Junior School, English Martyrs' Catholic Primary
Secondary Schools: Strood Academy, Hoo Academy, Maritime Academy, Sir Joseph Williamson Matheatical School for Boys, The Rochester Grammar School for Girls



Transport Information

Train Stations: Strood 1.1 miles, Rochester 1.8 miles, Gillingham 2.4 miles



Address

Goddington Road, Strood, Rochester, Kent, ME2



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Strood Branch 01634 716597 ■ 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.

EPC RATING

CURRENT:	POTENTIAL:
D(58)	B(33)

11846379/20250308/DV/JC