



## 3 Smith Street

Strood ME2 2BQ

**Offers Around £200,000**



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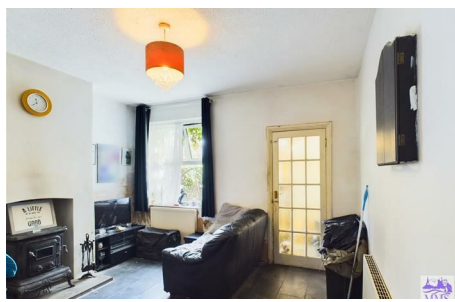
While the property is in need of some updating and renovations, it presents an exciting opportunity for buyers to put their own stamp on it and create their dream home. The two reception rooms offer flexibility in terms of living and dining spaces, catering to various lifestyle needs. Nestled in the heart of Smith Street, Strood, this charming period mid-terrace house offers a fantastic opportunity for those seeking a cosy yet conveniently located home. Boasting two reception rooms, two bedrooms, and a well-appointed bathroom, this property is perfect for a small family or a couple looking to settle down.

Convenience is key with this property, as it is centrally located near the train station and the M2/A2, making commuting a breeze. Additionally, the proximity to the High Street and supermarkets ensures that all your shopping needs are easily met.

The presence of a downstairs WC/cloakroom and an upstairs bathroom adds to the practicality of the layout. The property also boasts a flat rear garden.

The entry porch adds a welcoming touch, setting the tone for a warm and inviting living space. D

With its ideal location and great potential, this property is the perfect choice for those looking for their first home. Don't miss out on the chance to make this house your own and create lasting memories in a wonderful community. Council Tax Band A.



## Area Map



## Floor Plans

**Ground Floor**

**Floor 1**



**Approximate total area<sup>®</sup>**  
682.75 ft<sup>2</sup>  
63.43 m<sup>2</sup>

**Reduced headroom**  
17.11 ft<sup>2</sup>  
1.59 m<sup>2</sup>

(1) Excluding balconies and terraces

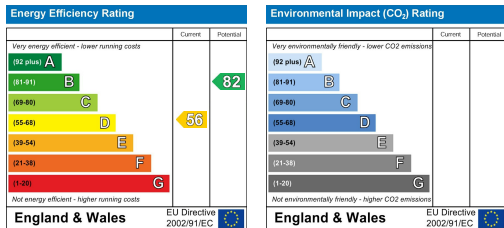
Reduced headroom  
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE 360

## Energy Efficiency Graph



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