



# 5 Horace Road

Strood ME2 2GB

**Offers Around £375,000**



This charming house on Horace Road of Strood is a true gem waiting to be discovered. Built in 2008, this property boasts a comfortable amount of living space, perfect for a growing family or those who love to entertain. As you step inside, you'll be greeted by stunning contemporary decor that flows seamlessly throughout the open-plan kitchen, living, and dining area. The three bedrooms are all generously sized, with the master bedroom featuring a dressing area and ensuite for added luxury. In addition to the ensuite, there is the family bathroom and down stairs cloakroom ensuring convenience for all. Externally the rear garden is fully blocked paved offering the perfect low maintenance out door space. Situated in a convenient location, this property offers easy access to the M2 motorway and is just a stone's throw away from the Medway Valley Park. Here, you'll find a plethora of entertainment options including cinemas, restaurants, bowling alleys, and more, making it the perfect spot for leisure activities.

With a council tax band D and an impressive EPC rating of B, this house not only offers style and comfort but also practicality and efficiency. Helping toward the efficiency of this home is the boiler which was installed less than a year ago and the solar panels which supply's pretty much all of the electric!

The loft has also been insulated and boarded and has an extendable loft ladder.

There is a management fee to pay on this property for the upkeep of the developments communal areas which is just less than £400 pound for the year.

Don't miss out on the opportunity to make this house your home and enjoy the best of what Rochester has to offer.



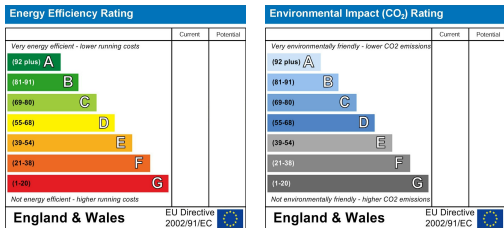
## Area Map



## Floor Plans

<p style="text-align: center;"><b>Ground Floor</b></p>	<p style="text-align: center;"><b>Floor 1</b></p>	<p style="text-align: center;"><b>Approximate total area<sup>®</sup></b> 995.66 ft<sup>2</sup> 92.5 m<sup>2</sup></p> <p style="text-align: center;"><b>Reduced headroom</b> 4.2 ft<sup>2</sup> 0.39 m<sup>2</sup></p>
<p style="text-align: center;"><b>Floor 2</b></p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 5 ft/1.5 m</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p style="text-align: right;"><b>GIRAFFE360</b></p>	

## Energy Efficiency Graph



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