



21 Gravesend Road

Strood ME2 3PH

Offers Around £325,000



3



1



2



D

Situated on Gravesend Road in the area of Strood, Rochester, this delightful mid-terrace house, built in 1898, offers a perfect blend of period features and modern living. Spanning an impressive amount of square footage, the property boasts four well-proportioned bedrooms, including a fantastic loft room that serves as the fourth bedroom, providing ample space for family or guests.

Upon entering, you are greeted by two inviting reception rooms, ideal for both relaxation and entertaining. The fitted kitchen is functional and well-equipped, making meal preparation a pleasure. The ground floor also features a convenient shower room, enhancing the practicality of the home.

Externally, the garden is artificially lawned, providing a low-maintenance outdoor space perfect for enjoying sunny days. Additionally, there is access to a larger-than-average garage, offering parking for one vehicle and extra storage options. This property is ideally situated just a short walk from Strood town centre and the train station, making it perfect for commuters. Families will appreciate the proximity to local schools and easy access to motorway links, ensuring that all amenities are within reach. With an Energy Performance Certificate (EPC) rating of D and a council tax band of B, this home presents an excellent opportunity for those seeking a spacious and conveniently located residence in a vibrant community. Don't miss the chance to make this charming property your own.



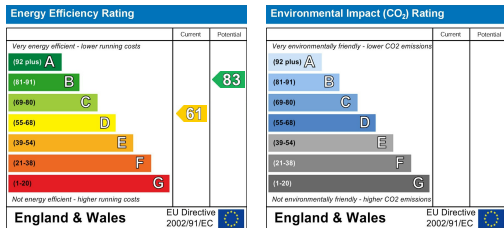
Area Map



Floor Plans

<p style="text-align: center;">Ground Floor Building 1</p>	<p style="text-align: center;">Floor 1 Building 1</p>	<p style="text-align: right;">Approximate total area[®] 1216 ft² 113 m²</p> <p style="text-align: right;">Reduced headroom 47 ft² 4,4 m²</p>
<p style="text-align: center;">Floor 2 Building 1</p>	<p style="text-align: center;">Ground Floor Building 2</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;">GIRAFFE360</p>

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.