



2 Albatross Avenue, Strood, Kent, ME2 2XL

PRICE GUIDE £330,000 - £340,000. Virtual tour available. CHAIN FREE. GARAGE AND OFF ROAD PARKING. MMS Sales are presenting a wonderful opportunity to purchase this 3 bedroom family home. This spacious semi-detached property is now available for sale on a good size corner plot. The ground floor comprises; convenient large entrance porch with plenty of room for shoes and coats, lounge, and a generous size NEW kitchen/dining room with plenty of worktop space and storage. There is access to the garden from both the kitchen and lounge. Upstairs, the first floor hosts three WELL PROPORTIONED bedrooms, a modern family bathroom and separate WC. External features include a driveway offering off-road parking and an attached garage. The enclosed rear garden consists of a paved patio, a lawn area and a workshop/outhouse. The property has just been renovated to a high standard with neutral décor throughout. Ideally situated within walking distance to secondary and primary schools and within close proximity to the town centre. There is a main line bus stop opposite the house making it easy to reach the local grammar schools, Blue Water shopping centre and other local towns. There are good local schools for all ages within walking distance, as well as local shops. Benefits include gas central heating and double glazed windows.

EPC rating D. Council Tax Band C.

- EPC RATING D
- COUNCIL TAX BAND C
- THREE BEDROOMS
- GARAGE & DRIVEWAY
- NO CHAIN
- REFURBISHED THROUGHOUT
- WORKSHOP
- CLOSE TO SCHOOLS
- PRICE GUIDE £330,000 - £340,000

£330,000



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	67	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
			
Very environmentally friendly - lower CO ₂ emissions			
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