



# 24 Berber Road

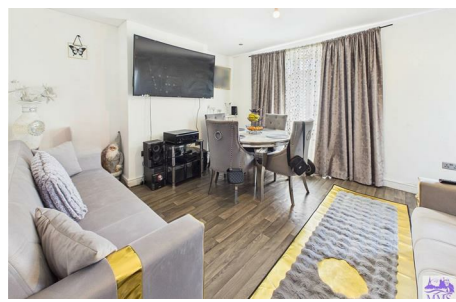
Strood ME2 3AN

**Offers Around £260,000**



Offered with no forward chain in Berber Road in Strood this delightful three-bedroom end of terrace house presents an excellent opportunity for both first-time buyers and investors alike. Offered with no forward chain, this property is ready for you to make it your own. Spanning a comfortable amount of square feet, the home features a welcoming entrance area that leads into a nice size lounge, perfect for relaxation or entertaining guests. The well-appointed kitchen provides ample space for culinary pursuits and flows seamlessly into a convenient lobby that grants access to the rear garden. The ground floor also includes a bathroom, ensuring practicality for everyday living. As you ascend to the first floor, you will find three separate bedrooms, each offering a peaceful retreat for rest and rejuvenation. The layout is ideal for families or those seeking extra space for a home office or guest room. Externally, both the front and rear gardens have been thoughtfully finished with artificial lawn, providing a low-maintenance outdoor space that can be enjoyed year-round. This feature is particularly appealing for those who wish to spend more time enjoying their home rather than tending to garden upkeep.

The property is conveniently located within walking distance to the town centre and the railway station, making it an ideal choice for commuters. Additionally, there are schools for all ages in close proximity, enhancing the appeal for families. With a council tax band of B and an EPC rating of C, this home offers both affordability and energy efficiency. Do not miss the chance to view this lovely property and envision the possibilities it holds for you and your family.



## Area Map



## Floor Plans

**Ground Floor**

**Floor 1**

**Approximate total area<sup>(1)</sup>**  
598 ft<sup>2</sup>  
55.6 m<sup>2</sup>

**Reduced headroom**  
9 ft<sup>2</sup>  
0.8 m<sup>2</sup>

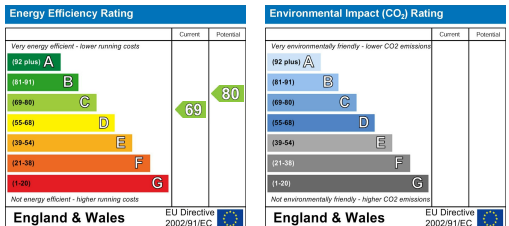
(1) Excluding balconies and terraces

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

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

**GIRAFFE360**

## Energy Efficiency Graph



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