

2 Horace Road

Strood ME2 2GB

Offers Over £350,000

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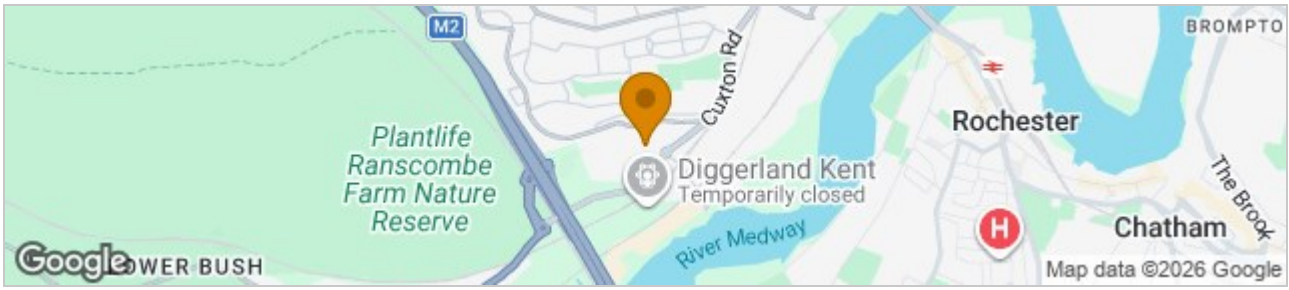
Nestled in the desirable Medway Gate Development on Horace Road, Strood, this well-presented end-terrace townhouse offers a perfect blend of modern living and convenience. Built in 2007, the property spans an impressive 1,071 square feet and is arranged over three thoughtfully designed floors. Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious kitchen breakfast room, ideal for family gatherings. The ground floor also features a cloakroom and a comfortable lounge, providing a perfect space for relaxation. Ascending to the first floor, you will find two generous bedrooms accompanied by a family bathroom, ensuring ample space for family or guests. The second floor is dedicated to a luxurious master bedroom, complete with an ensuite shower room and built-in wardrobes, offering a private retreat. Externally, the rear garden is predominantly laid to lawn, providing a lovely outdoor space for leisure and play. A rear access gate leads to two allocated parking spaces in the car park, adding to the convenience of this property. There is a small front garden which is attractively designed with shingle, established plants, and hedges, enhancing the overall curb appeal. This home is ideally situated close to a variety of amenities, including excellent motorway links to the M2 and A2, as well as Strood town centre and Medway Valley Park, which boasts a range of restaurants and entertainment options. Freehold management fee approximately £430 per year, an EPC rating of C, and a council tax band D, this property presents an excellent opportunity for those seeking a modern family home in a vibrant community.







Area Map



Floor Plans



Ground Floor



Floor 1



Floor 2

Approximate total area(1)

1071 ft²
99.4 m²

Reduced headroom

17 ft²
1.6 m²

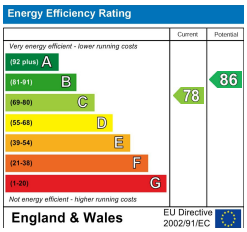
(1) Excluding balconies and terraces

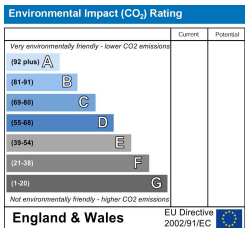
Reduced headroom ..... Below 5 ft/1.5 m

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





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 appliances or fittings have been tested by MMS. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property or items contained.

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