



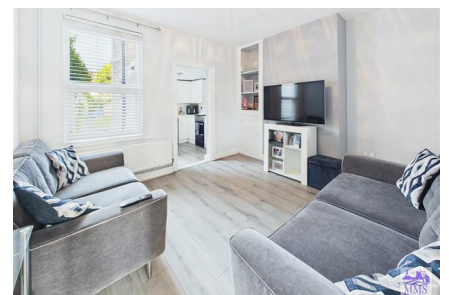
# 16 Charles Street

Strood ME2 2BJ

**Offers Around £250,000**



Situated in the heart of Strood on Charles Street, this charming mid-terrace house presents an excellent opportunity for first-time buyers. With its prime location, you will find yourself just a short stroll away from the bustling town centre and the railway station, making it ideal for commuters and those who enjoy the convenience of local amenities. The property boasts two inviting reception rooms, perfect for entertaining guests or enjoying quiet evenings at home. The modern fitted kitchen, which is only five years old, offers a stylish and functional space for culinary pursuits. Adjacent to the kitchen, the dining room provides a lovely area for family meals and gatherings. The house also features a cellar, adding valuable storage space. On the first floor, you will discover two separate bedrooms, providing ample room for relaxation and rest. The family bathroom, also recently updated, ensures that you have all the modern comforts you need. The property benefits from a five-year-old boiler with full service history, ensuring efficient heating throughout the home, and a front door that has been fitted within the last year, enhancing both security and aesthetics. Externally, the rear garden is a pleasant retreat, featuring a well-maintained lawn and a decking area, perfect for outdoor entertaining or simply enjoying the fresh air. The property is conveniently located just a stone's throw from the main Tesco store, ensuring that your shopping needs are easily met. With a council tax band of B and an EPC rating of D, this home is not only appealing but also practical. This property is a wonderful opportunity to step onto the property ladder in a vibrant and accessible location.



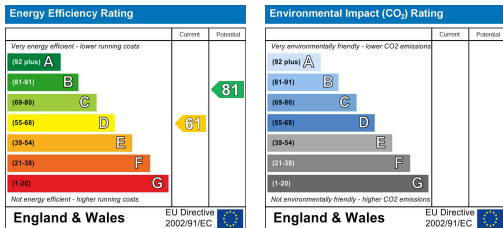
## Area Map



## Floor Plans

<p style="text-align: center;"><b>Floor -1</b></p>	<p style="text-align: center;"><b>Ground Floor</b></p>	<p style="text-align: center;"><b>Approximate total area<sup>(1)</sup></b></p> <p style="text-align: center;">788 ft<sup>2</sup> 73.2 m<sup>2</sup></p>
<p style="text-align: center;"><b>Floor 1</b></p>	<p style="font-size: small;">(1) Excluding balconies and terraces</p> <p style="font-size: x-small;">Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p style="font-size: x-small;">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 appliances or fittings have been tested by MMS. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.