

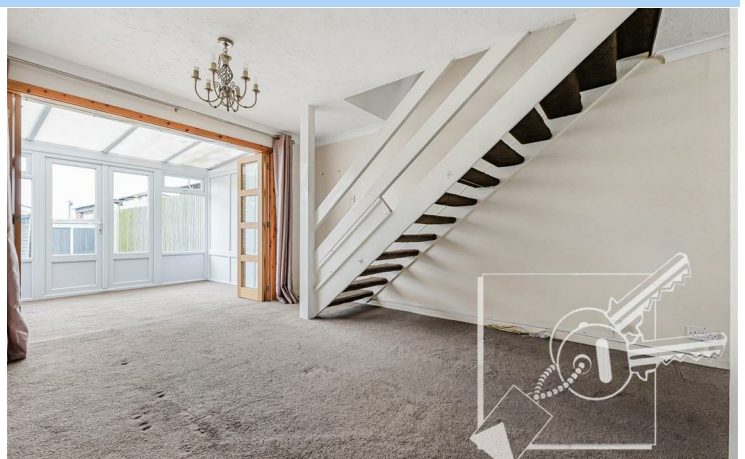


2, Highlands Close,
Strood, Rochester, ME2

£275,000



- Three Bedroom Terrace House
- Open Plan Living Accommodation
- Conservatory, Off Street Parking To Front
- Ideal First Purchase, Vacant Possession



2 Highlands Close, Strood, Rochester, , ME2 2QT



DESCRIPTION:

£275,000 - £285,000 This three bedroom terrace house is ideally suited for first time buyers and investors alike. Offering immediate vacant possession, meaning no onward chain, the property comprises open plan living accommodation on the ground floor including entrance porch, fitted kitchen diner opening into a generous living room, and double doors through to a conservatory adding extra living space. Upstairs you can find the three bedrooms, and family bathroom. There is a small rear garden and convenient off street parking on the drive to the front. It is also worth noting that the vendors have replaced the roof, Facia's, cladding to the front and double glazed windows over recent years. The boiler was replaced this year providing gas central heating. Priced to sell, this property is definitely worth your consideration.



LOCATION:

Situated in a popular residential location of Strood within a cul-de-sac and close proximity of transport links, local shops and schools. Just across the river you will find the historic City of Rochester with its Cathedral, Castle and a high street filled with shops, pubs and restaurants. Rochester also holds festivals throughout the year where you can enjoy entertainments for the whole family. The excellent transport links provide access to London and the Kent coast by rail and road.

FRONTAGE:

The property is approached by a front drive allowing off street parking for one car.

PORCH:

uPVC front door, window to front and side, inner door to:

KITCHEN/DINER:

Wood flooring to kitchen area, built in cupboard housing boiler, radiator. Fitted with white shaker style wall and base cupboards, stainless steel one and a half bowl sink and drainer, range style "Flavel" freestanding cooker, integrated fridge/freezer, plumbing for washing machine. Double glazed window to front. Open to:

LOUNGE:

A comfortable space perfect for entertaining with radiator and carpet, double doors leading to:

CONSERVATORY:

A great area to provide extra living space. uPVC construction with polycarbonate roof and double doors leading out to rear garden.

STAIRS/LANDING:

Open plan staircase leading to first floor. Radiator, Storage cupboard.

BEDROOM 1:

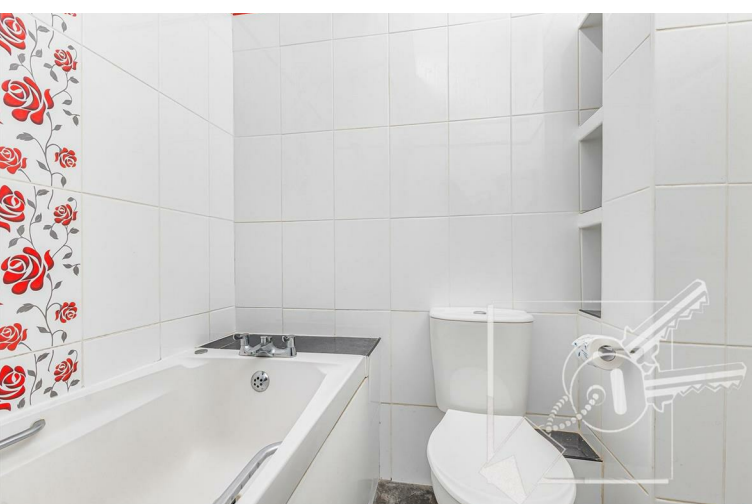
A double room with double glazed window to rear, fitted mirror wardrobe, built in cupboard over the stairs, carpet, radiator.

BEDROOM 2:

Double glazed window to front, radiator, carpet, built in cupboard.

BEDROOM 3:

A single box room, with double glazed window to front, carpet and radiator.





BATHROOM:

White suite with panelled bath, low level w.c., round wash basin. Tiled walls, heated towel rail, vinyl flooring, roof light window.

GARDEN:

Small enclosed rear garden with lawn. Fully Fenced.

PARKING:

Off street parking on the front drive for one car.

NOTE: *

* Please note, we understand this property was initially built as a two bedroom house, but later converted to three by way of a stud partition each with there own entrance doors.

TENURE:

Freehold

LOCAL AUTHORITY:

Medway Council

Council Tax Band C - ££261.59 for 2026-2027

SERVICES:

Mains Gas, Mains Electricity, Mains Water, Mains Drainage

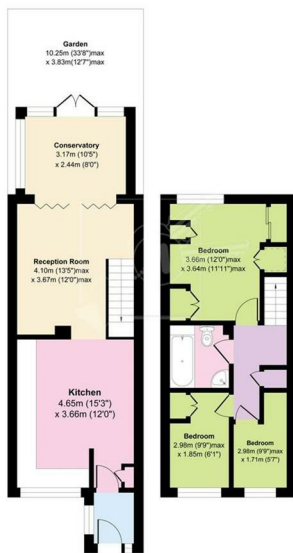


Highlands Close, ME2

Approximate Gross Internal Area 76.2 sq m / 820 sq ft

Ground Floor

First Floor



This plan is for general guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, areas and contents bearings before making any decision about your home.
 Produced by Floorplan

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	73	81
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

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Agents Note: Whilst every care has been taken to prepare these marketing particulars, they are for guidance purposes only. These details, description and measurements do not form part of a contract and whilst every effort has been made to ensure accuracy this cannot be guaranteed. Interested parties must satisfy themselves by inspection or otherwise as to the correctness of them. Floor plans are not to scale and are for illustration purposes only. Any equipment, fixtures and fittings or any item referred to have not been tested unless specifically stated.