



## 104 Sycamore Road

, Strood, Rochester, ME2 2NZ

**£325,000**



VIEWINGS SUNDAY 13TH MARCH BY APPOINTMENT ONLY, CALL TO BOOK YOUR SLOT. Awaiting floorplan, virtual tour & professional photos. Offered for sale with no forward chain is this steel framed 3 bedroom semi detached house, located in a popular residential area of Strood and benefits from fantastic transport links via the A2/M2. You are greeted with a front garden and enter via a convenient porch offering space for coats and shoes with double doors to the hall and stairs to the first floor. There are 2 reception rooms downstairs and a good size family kitchen, offering plenty of storage. Upstairs you have 3 bedrooms, a neutral family bathroom with a separate WC. All rooms have recently been painted with new flooring and is ready to move straight into. The rear garden is a fantastic size and there is a double garage to the rear. Strood also boasts a train station with rail links into London and the coast, a variety of shops in the High Street and good primary and secondary schools within the area. We believe this would make a perfect family home and strongly recommend an internal viewing. EPC rating 'D'.



- porch
- entrance hall & stairs
- lounge
- dining room
- kitchen
- landing
- bedroom 1
- bedroom 2
- bedroom 3
- bathroom
- separate wc
- rear garden
- double garage
- front garden

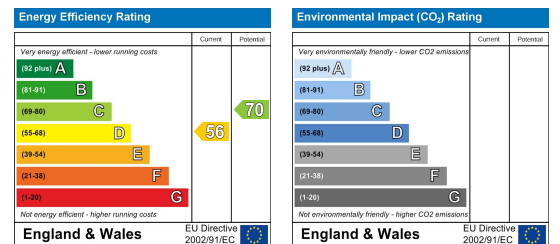
## Area Map



## Floor Plans



## 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 person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.