



61 Merralls Wood Road

Strood ME2 2PR

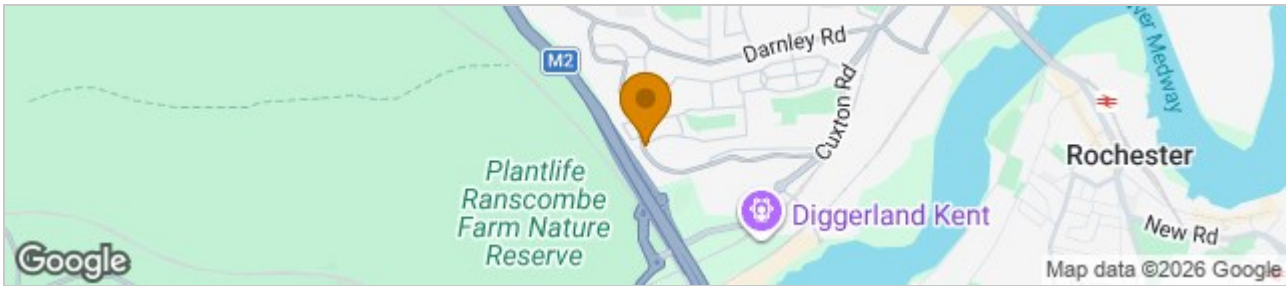
Offers Around £280,000



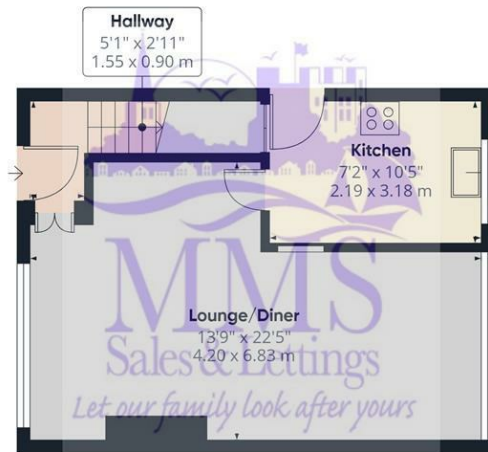
Nestled in the desirable area of Merralls Wood Road, Strood, this charming 2 bedroom semi-detached house offers a perfect blend of comfort and convenience. Built in the 1960s, the property spans an inviting amount of square feet and features a generous and well-proportioned lounge/diner, ideal for both relaxation and entertaining. The lounge/diner flows seamlessly into the kitchen, creating a warm and welcoming atmosphere. The first floor is home to two generously sized bedrooms, providing ample space for rest and personalisation. A family bathroom completes this level, ensuring practicality for everyday living. The property also benefits from parking for one vehicle, with a driveway conveniently located at the front. Externally, the rear garden presents a delightful outdoor space, perfect for enjoying sunny days or hosting gatherings with family and friends. The location is particularly advantageous, as it is close to a variety of amenities, including schools, shops, and bus routes, making daily life effortless. Additionally, the Marlowe Park Medical Centre is just a short distance away, ensuring that healthcare needs are easily met. With an Energy Performance Certificate (EPC) rating of C and a council tax band of C, this property is not only appealing but also efficient. This home is an excellent opportunity for those seeking a comfortable residence in a vibrant community. Whether you are a first-time buyer or looking to downsize, this property is sure to meet your needs.



Area Map



Floor Plans



Ground Floor



Floor 1

Approximate total area⁽¹⁾651 ft²60.4 m²

Reduced headroom

 2 ft^2

0.2 m²

(1) Excluding balconies and terraces

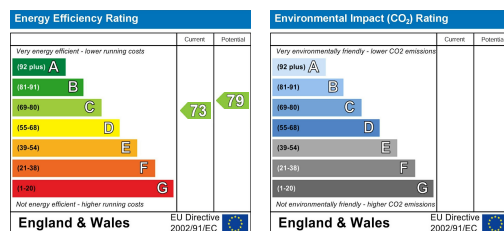
Reduced headroom

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 firm's employment has the authority to make or give any representation or warranty in respect of the property or items contained.

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