



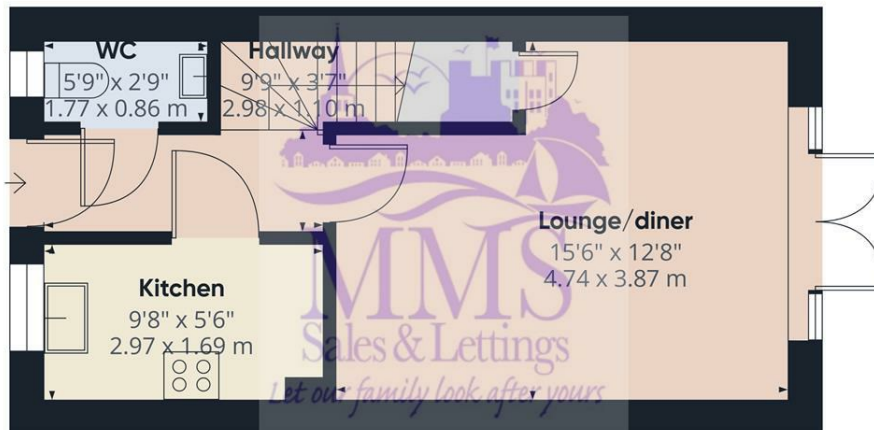
2 Weymouth Road, Wainscott, ME3 8FF

GUIDE PRICE £300,000 - £325,000

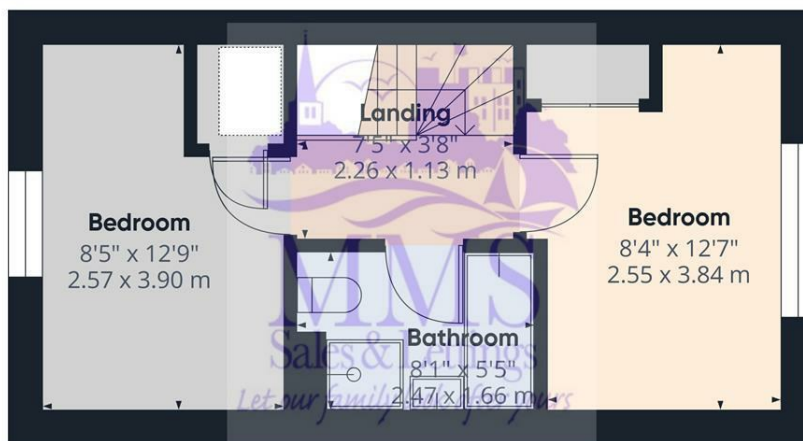
Welcome to Weymouth Road in the charming area of Wainscott, Rochester, where this immaculately presented two-bedroom terraced house is an ideal first-time buy. Built in 2011, the property spans approximately 600 square feet and offers a modern and comfortable living space. Upon entering, you are welcomed into the entrance hall that leads to a stylishly fitted kitchen, perfect for culinary enthusiasts. The ground floor also features a convenient cloakroom and a spacious lounge/diner, providing an excellent area for relaxation and entertaining guests. The first floor boasts two generously sized double bedrooms, ensuring ample space for rest and personalisation. A well-appointed family bathroom completes this level, offering both functionality and comfort. Externally, the property benefits from a delightful rear garden, which includes a well-maintained lawn, a patio area for outdoor dining, and a shingle border that adds a touch of charm. Additionally, there is rear access to the garden, enhancing convenience. The property comes with two allocated parking spaces located via the rear car park, along with visitor parking for guests. With an Energy performance Certificate (EPC) rating of C and a council tax band of C, this home is not only appealing but also efficient. Its prime location offers easy access to local schools, shops, and excellent transport links to the M2 and A2 motorways, making it a perfect choice for those seeking both comfort and convenience. This property is a wonderful opportunity for first-time buyers looking to establish themselves in a vibrant community. Don't miss the chance to make this lovely house your new home. A small estate management charge of £255 per year is payable

£300,000

- ENERGY PERFORMANCE RATED C
- 2 ALLCOATED PARKING SPACES
- VISITORS PARKING AVAILABLE
- 2 DOUBLE BEDROOMS
- IMMACULATLY DECORATED THROUGH OUT
- GROUND FLOOR CLOAK ROOM
- MODERN FITTED KITCHEN AND BATHROOM
- COUNCIL TAX BAND C
- GUIDE PRICE £300,000 - £325,000



Ground Floor



Floor 1

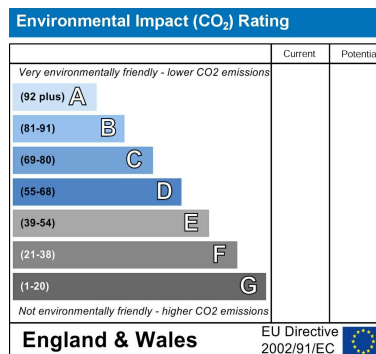
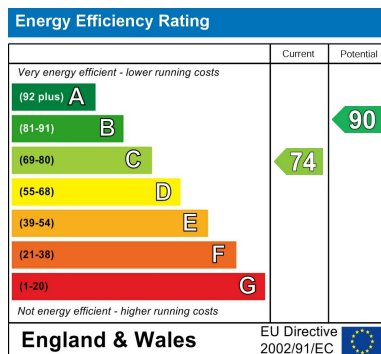


Approximate total area⁽¹⁾
597 ft²
55.4 m²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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