



## 28 Gravesend Road

Strood ME2 3PJ

**Guide Price £295,000**



Nestled on the charming Gravesend Road in Rochester, this Victorian mid-terrace house, built in 1880, exudes character and warmth. Boasting 2 bedrooms, including a cellar room, this property offers a perfect retreat for a small family or couple.

As you step inside, you are greeted by an inviting hallway tastefully decorated to complement the property's historical charm. The through lounge diner provides a versatile space for relaxing and entertaining, while the well-equipped kitchen is a delight for any aspiring chef.

The property features a large family bathroom complete with a bath and cubicle shower, offering both convenience and luxury. With over 1,000 sq ft of living space, there is ample room for comfortable living. One of the highlights of this property is the well-established garden, providing a peaceful retreat from the hustle and bustle of everyday life. The secluded seated area is perfect for enjoying a cup of tea in the morning or unwinding in the evening, the area to the rear offers the perfect place hot tub, where you can relax and rejuvenate while surrounded by nature.

Conveniently located within walking distance to the town centre and station, this home offers the perfect blend of tranquility and accessibility. Don't miss the opportunity to make this delightful Victorian gem your own.

COUNCIL TAX B



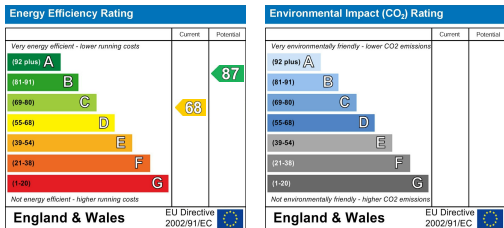
## Area Map



## 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>®</sup></b> 1012.67 ft<sup>2</sup> 94.08 m<sup>2</sup></p>
<p style="text-align: center;"><b>Floor 1</b></p>	<p>(1) Excluding balconies and terraces.</p> <p>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</p> <p>Calculations are based on RICS IPMS 3C standard.</p> <p style="text-align: right;">GIRAFFE360</p>	

## Energy Efficiency Graph



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