



## 44 Dongola Road, Strood, Kent, ME2 3AX

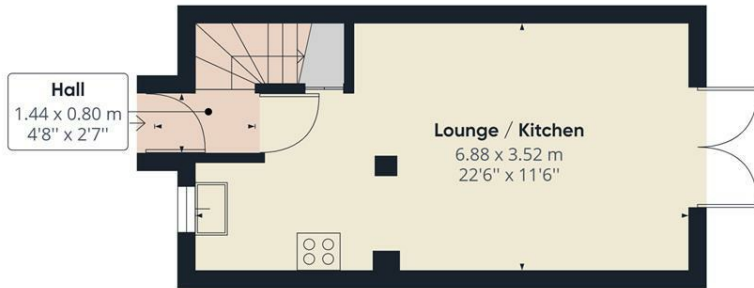
CALL TO BOOK YOUR VIEWING SLOT. Chain free \* Two Bedroom Starter Home \* Cul De Sac Location \* Great First Time Buy \* Walkable To Station \* Well Presented. Move straight into this two bedroom commuter cottage in quiet Cul De Sac location, an ideal first time buy and perfect for both rail and car commuters. Accommodation comprises, entrance door to hallway, turned stairs to first floor landing, access to kitchen and lounge. The lounge is rear facing, lovely, bright and spacious with sliding patio doors flowing onto sunny aspect patio, cupboard under stairs, partial open aspect to kitchen. Two tandem allocated parking spaces.

The front facing kitchen comprises range of matching wall and base units, laminated work surfaces, window to front. On the first floor are two bedrooms and the family bathroom, comprising panelled bath, low level WC and wash basin. Outside the front is open plan easy to maintain, footpath to entrance door. The rear garden enjoys a lovely sunny aspect with patio, great for BBQs and entertaining, rest is a level plot laid to lawn.

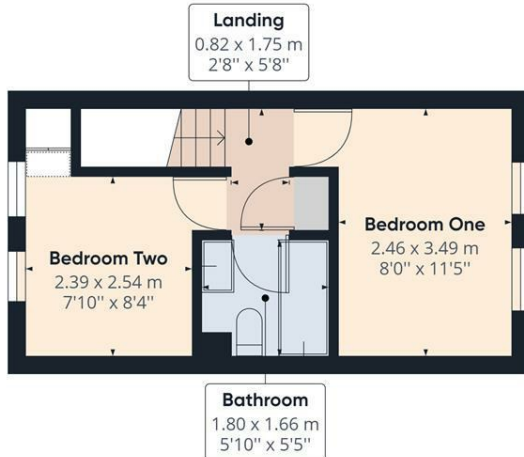
Strood is around half a mile with good range of shopping facilities including Asda, Morrisons and Tesco supermarkets. The mainline station is also around half a mile with frequent services to the coast and central London (journey time around forty minutes on the high speed service). Council Tax Band C.

- WARDS BUILT COMMUTER COTTAGE
- TWO BEDROOMS
- PRICE GUIDE £250,000 - £260,000
- CUL DE SAC LOCATION
- EASY ACCESS TO STATION AND MOTORWAY
- GREAT FIRST TIME BUY
- GAS CENTRAL HEATING
- SUNNY ASPECT GARDEN
- PARTIAL OPEN PLAN LOUNGE/KITCHEN
- CLOSE TO GREEN RECREATION AREA

**£250,000**



Ground Floor Building 1



Floor 1 Building 1

Approximate total area<sup>(1)</sup>  
488.75 ft<sup>2</sup>  
45.41 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

