



## 33 Weston Road, Strood, Rochester, Kent, ME2 3HA

VIEWINGS TAKING PLACE 24th JANUARY 2022 - CALL TO BOOK YOUR SLOT.  
GUIDE PRICE £270,000 - £280,000 THREE BEDROOMS. WALKING DISTANCE TO STATION AND HIGH STREET. CLOSE TO GOOD LOCAL SCHOOLS AND NURSERIES. SIZABLE LOUNGE/DINER. PREVIOUS PERMISSION FOR A DOUBLE STOREY REAR EXTENSION (reapplication required)

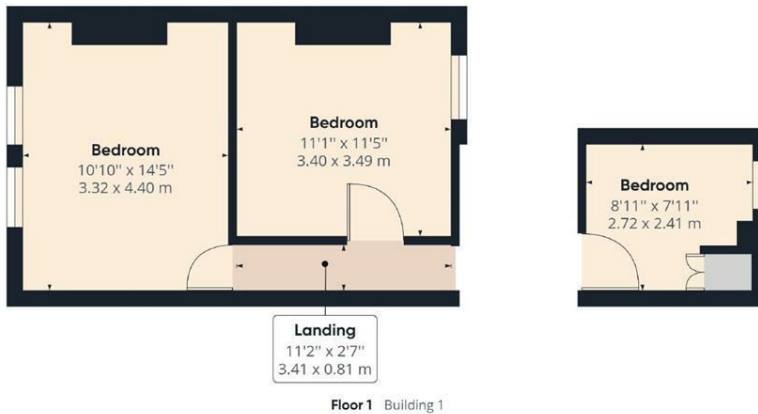
The light, airy and spacious feel upon entering this property really does make you think that this could be the home for you. The rooms are well proportioned and neutrally decorated. Accommodation comprises of lounge/diner with bay window to the front that has French doors to the good size garden. . The fitted kitchen offers integrated hob, oven and space for washing machine. The generous size bathroom is located at the rear on the ground floor. Upstairs there are 3 separate bedrooms. . There is a small courtyard to the front and the rear garden would be a great space for entertaining guests and children. This home would suit many buyers, those venturing out looking for their first home, the people needing more space and the buy to let investors looking to extend their portfolio. EPC rating 'D'.

**£270,000**

- SPACIOUS LOUNGE/DINER
- THREE SEPERATE BEDROOMS
- LARGE REAR GARDEN
- WALKING DISTANCE TO STATION
- EASY ACCESS TO A2/M2
- GOOD CATCHMENT AREA FOR SCHOOLS
- FITTED KITCHEN
- GREAT FIRST HOME, UPSIZE OR BUY TO LET
- DOUBLE GLAZED & GAS CENTRAL HEATING



Approximate total area<sup>(1)</sup>  
888.56 ft<sup>2</sup>  
82.55 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.

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