



## 35 Eustace Crescent

Medway Gate, Strood, ME2 2GL

**Offers Around £230,000**



**\*\*\*OPEN DAY 20TH AUGUST\*\*\*COACH HOUSE\*\*\*ONE BEDROOM\*\*\*EN-SUITE\*\*\*GARAGE\*\*\*GARDEN\*\*\*PARKING**

MMS are offering to the market chain free this 1 bedroom freehold coach-house. This is the perfect step onto the property ladder for a first time buyer or even a property investor. Medway Gate is a small development located on the outskirts of Strood with 2 children's park areas and excellent transport links. Located a short walk away is the Medway Valley complex with river walks and a variety of entertainment venues which to include a few are a cinema, gym, bowling and restaurants. Accommodation comprises of an entrance hall with access to the integral garage. Located on the first floor there is a large open plan living area with modern fitted kitchen. There is a separate cloakroom/WC for convenience, a spacious bedroom with an ensuite bathroom. The house benefits from a secure rear garden. Call the office to book your viewing slot. Council tax band B. The estate management charge for the year 2022 was £160.24



Entrance Hall

Garage

Landing

Bedroom

En-suite

Cloakroom

Open plan Kitchen/Lounge/Diner

Rear Garden

Parking Space Two Cars

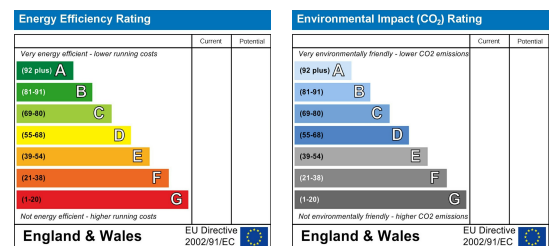
## Area Map



## Floor Plans



## 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 person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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