



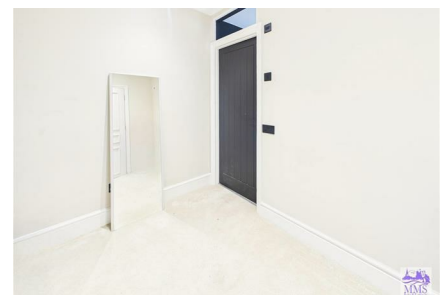
# 89 Weston Road

Strood ME2 3HB

**Offers Around £325,000**



Situated on Weston Road in Strood, this charming terraced house offers a unique layout that is sure to appeal to families and investors alike. Spanning an impressive amount of square feet, the property has been thoughtfully designed to maximise space and functionality. Originally a three bedroom home it has been thoughtfully converted to create two double bedrooms a second shower room with dressing area and a loft room that serves as a master bedroom, providing a private retreat away from the main living areas. (The loft room is still awaiting to be officially signed off) Upon entering, you are greeted by a welcoming hallway that leads to two spacious reception rooms, perfect for entertaining or relaxing with family. The modern kitchen is well-equipped and flows seamlessly into the dining area, making it an ideal space for family meals. The ground floor also features a contemporary bathroom, while the first floor houses two generous double bedrooms. The third room has been cleverly converted into a shower room with a dressing area, adding convenience and comfort. The property also benefits from a cellar, providing ample storage space, and a large rear garden that, while in need of some work, offers great potential for outdoor enjoyment. With no forward chain, this home is ready for its new owners to make it their own. Located within walking distance to Strood town centre and the train station, this property is perfectly positioned for easy access to local amenities and transport links. Additionally, there are numerous schools nearby catering to all ages, making it an excellent choice for families. With a little finishing touch, this house could transform into the ideal family home. Don't miss the opportunity to view this unique property.



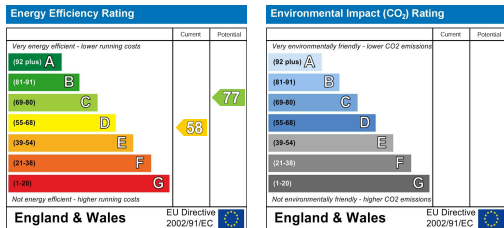
# Area Map



# Floor Plans

<p><b>Floor -1</b></p>	<p><b>Ground Floor</b></p>	<p><b>Approximate total area<sup>0</sup></b> 1219 ft<sup>2</sup> 113.2 m<sup>2</sup></p> <p><b>Reduced headroom</b> 97 ft<sup>2</sup> 9 m<sup>2</sup></p>
<p><b>Floor 1</b></p>	<p><b>Floor 2</b></p>	<p>(1) Excluding balconies and terraces</p> <p>Reduced headroom ..... Below 5 ft/1.5 m</p> <p>Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.</p> <p><b>GIRAFFE360</b></p>

# Energy Efficiency Graph



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