



## 20 Montfort Road

Rochester ME2 3ET

**Offers Around £240,000**



Situated in Montfort Road in Strood, this mid-terrace house offers a perfect blend of comfort and convenience. Built in 1900, the property spans an inviting 775 square feet and features two generously sized double bedrooms, making it an ideal choice for first-time buyers or small families.

Upon entering, you are welcomed into a spacious lounge that exudes warmth and character, providing an excellent space for relaxation or entertaining guests. The well-appointed kitchen diner is perfect for family meals, ensuring that the heart of the home is both functional and inviting. The property also boasts a family bathroom, catering to all your daily needs.

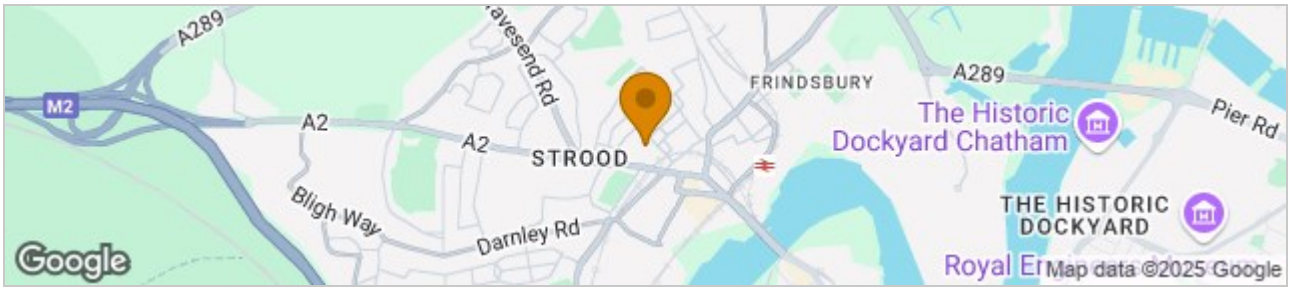
One of the standout features of this home is the good-sized rear garden, which offers a private outdoor space for gardening, play, or simply enjoying the fresh air. The absence of a forward chain means that you can move in without delay, making this property even more appealing. Location is key, and this house does not disappoint. It is within walking distance to Strood Station, providing easy access to transport links for commuting. Additionally, the town centre and multiple schools are nearby, making it a practical choice for families and professionals alike.

In summary, this charming mid-terrace house on Montfort Road presents an excellent opportunity for those looking to establish themselves in a vibrant community. With its desirable features and prime location, it is a property not to be missed.

COUNCIL TAX BAND B



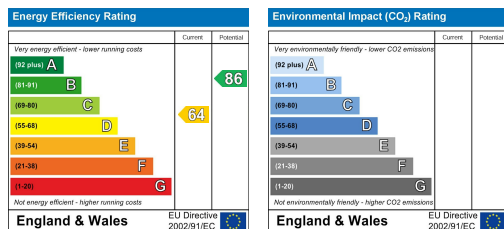
## Area Map



## Floor Plans

<p><b>Ground Floor Building 1</b></p>	<p><b>Floor 1 Building 1</b></p>	<p><b>Approximate total area<sup>(1)</sup></b> 645.83 ft<sup>2</sup> 60 m<sup>2</sup></p>
<p><b>Ground Floor Building 2</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><b>GIRAFFE360</b></p>

## 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.

159 High Street, Strood, Rochester, Kent, ME2 4TH

Tel: 01634 735335 Email: justine@medwaymortgageshop.co.uk <https://www.medwaymortgageshop.co.uk>