



## 65 Clifton Close

Strood ME2 2HG

**Offers Over £325,000**



Nestled in the area of Clifton Close, Strood, this delightful three-bedroom semi-detached house offers a perfect blend of comfort and convenience. Spanning an impressive amount of square feet, the property has been thoughtfully updated to meet modern living standards. Upon entering, you are greeted by two spacious reception rooms, ideal for both relaxation and entertaining. The heart of the home is undoubtedly the modern fitted kitchen, which was installed last April, providing a stylish and functional space for culinary pursuits. The first-floor shower room adds to the practicality of the layout, ensuring that family life runs smoothly. The property boasts generous front and rear gardens, perfect for outdoor activities or simply enjoying the fresh air. A driveway to the side offers parking for up to three cars, a valuable feature in this sought-after location. Clifton Close is conveniently situated close to a variety of amenities, including schools, nurseries, shops, and excellent bus routes, making it an ideal choice for families and commuters alike. Additionally, easy access to motorway links ensures that you are well-connected to the wider area. With a council tax band of C, this property represents an excellent opportunity for those seeking a comfortable family home in a vibrant community. Do not miss the chance to make this lovely house your new home.



## Area Map



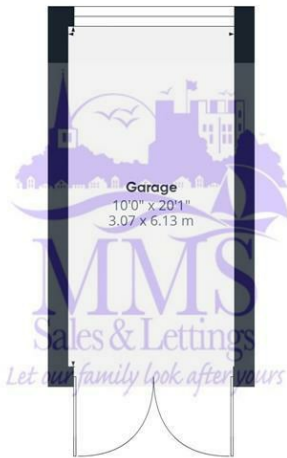
## Floor Plans



**Ground Floor** Building 1



**Floor 1** Building 1



Ground Floor Building 2

Approximate total area<sup>(ii)</sup>

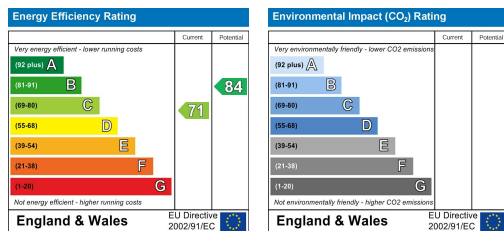
980 ft<sup>2</sup>  
90.9 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## 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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