



# 27 Grove Road

, Strood, Rochester, ME2 4BX

**Offers Around £325,000**



Virtual Tour Available. MMS are offering a beautifully presented period home with 3 SEPARATE BEDROOMS, 2 WC's and a cellar, within walking distance to the train station and the town centre. Homes of this size are rarely available for this price and are great for families and offer period features like high ceilings, large spacious rooms with feature fire places, all perfectly contrasted with modern decor. A lot of love has gone into this family home over the last 20 plus years. The entrance hall leads the way to the lounge with a feature bay window. There is also a separate formal dining room. The kitchen has been replaced in the last few years, to incorporate modern living and the home boasts a separate utility room and a downstairs WC. There is a cellar/basement that could be converted into another usable room subject to consents. The first floor is home to a larger than average separate family bathroom and 2 double bedrooms. The attic is a large 3rd bedroom that boasts stunning views of historic Rochester Castle and Cathedral. The rear garden is an extension of the home and offers an area for relaxing and is easy to maintain. Locally Strood offers a variety of shops and historic Rochester boasting a unique High Street, a castle and cathedral, is a short walk away over the river. Transport links for commuters are brilliant with the High Speed service to London from Strood and access to the A2/M2 if driving. Call the office today to book your viewing. Council Tax Band B.



- entrance hall
- lounge
- dining room
- cellar
- kitchen
- utility
- WC
- first floor landing
- family bathroom
- bedroom 1
- bedroom 2
- second floor landing
- bedroom 3
- rear garden

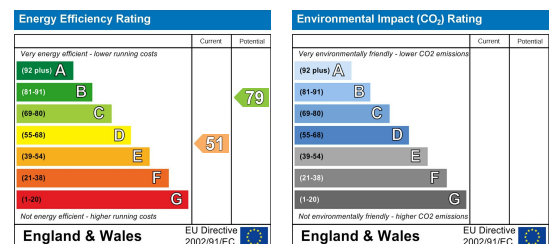
## Area Map



## Floor Plans



## Energy Efficiency Graph



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