



## 15 Gravesend Road

Strood ME2 3PH

**Offers Over £280,000**



Nestled on Gravesend Road in Strood, this charming mid-terrace Victorian house, built in Victorian times offers a delightful opportunity for families and first-time buyers alike. Spanning an impressive 926 square feet, the property features two inviting reception rooms that create a warm and welcoming atmosphere. The open-plan lounge diner is perfect for entertaining guests or enjoying family meals, while the fitted kitchen provides a functional space for culinary pursuits.

This home boasts three well-proportioned separate bedrooms, making it an ideal space for children or guests. The property also includes a shower room, ensuring comfort and convenience for all residents. One of the standout features of this property is its proximity to the town centre and Strood Train Station, making it an excellent choice for commuters and those who enjoy the vibrancy of local amenities. The rear garden offers a private outdoor space, perfect for relaxation or gardening enthusiasts. While the property does require some finishing touches, it presents a fantastic opportunity for those looking to add their personal flair and create a truly bespoke family home. With an Energy Performance Certificate (EPC) rating of D and a council tax band of B, this residence is not only appealing but also practical for everyday living.

In summary, this three-bedroom Victorian house on Gravesend Road is a wonderful investment opportunity, combining character, space, and a prime location. Don't miss the chance to make this house your home.



## Area Map



## Floor Plans

**Ground Floor**

Approximate total area<sup>(1)</sup>  
860 ft<sup>2</sup>  
79.9 m<sup>2</sup>

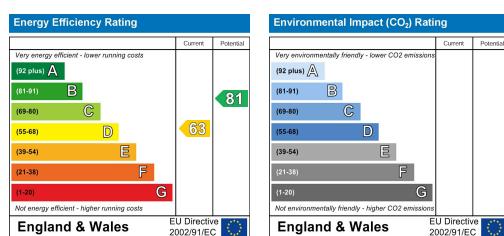
**Floor 1**

(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.

GIRAFFE 360

## Energy Efficiency Graph



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