



# 88 Cuxton Road

, Strood, ME2 2JA

**Offers Around £195,000**



VIRTUAL TOUR AVAILABLE. Well presented one/two bedroom ground floor flat with a private garden and double tandem garage offered to the market with NO FORWARD CHAIN.

This immaculate property is set just off of the main town in Strood surrounded by many local amenities. There is more than meets the eye to this ground floor flat conversion as you will find versatile accommodation where the cellar has been converted and used as a double bedroom. There is also a huge benefit of a good sized private rear garden and double tandem garage! The fitted kitchen has been finished to a high standard and has ample cupboard space, there is a shower room with double sized shower and then two reception rooms. The property is currently under going a lease extension taking it to 125 years. Additional benefits include gas central heating double glazed windows and NO CHAIN!!

Call us now to book your internal viewing

COUNCIL TAX BAND A



communal entrance area

reception/bedroom 13'3" x 9'6" (4.04 x 2.9)

lounge 11'9" x 10'1" (3.60 x 3.08)

kitchen 9'9" x 7'9" (2.99 x 2.38)

this measurement includes the fitted units

shower room 7'10" x 6'1" (2.40 x 1.87)

this measurement includes the fitted units

cellar 12'5" x 10'10" (3.80 x 3.31)

garden

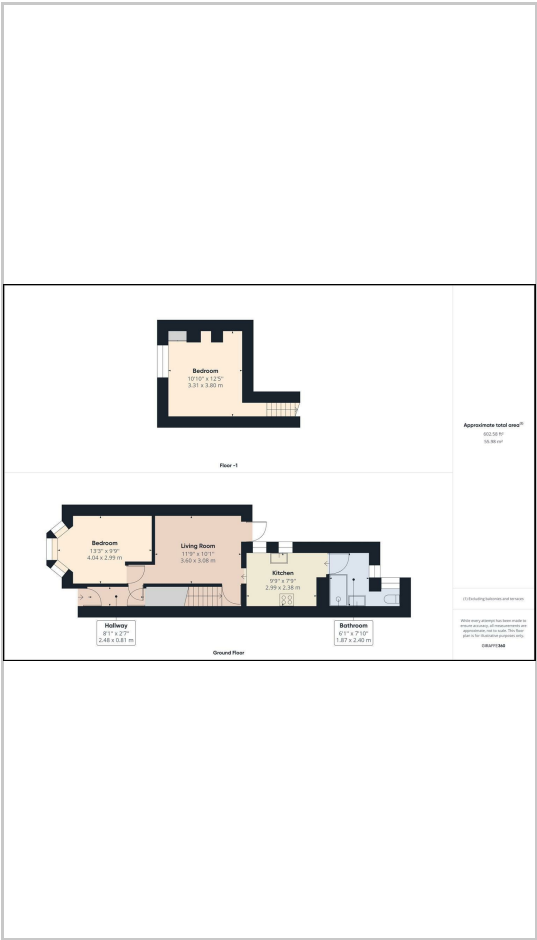
garage

double tandem garage with roller door

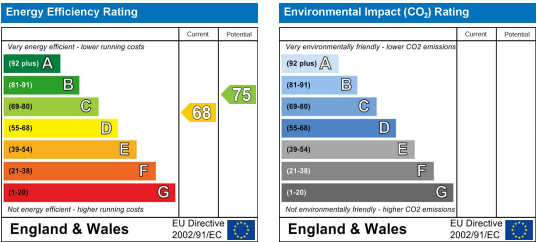
Area Map



Floor Plans



Energy Efficiency Graph



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