



50 Albatross Avenue, Strood, Kent, ME2 2XW

*3 GOOD SIZED BEDROOMS**DRIVE FOR TWO CARS**DETACHED GARAGE**MODERN DECOR THROUGH-OUT**VIEWING ADVISED

A fantastic property in a popular residential part of Strood, close to many amenities has just hit the sales market but won't be there for long. This good sized family home in Albatross Avenue has so much to offer with three good sized bedrooms, a large lounge/diner and modern kitchen/breakfast room. The kitchen is finished with modern high gloss contrasting grey and white units, and is perfectly complimented by a light colour work top the lounge/diner runs the whole length of the house overlooking the front and back garden. Upstairs the three bedrooms are of a good size, two of which are doubles and then a family bath and shower room with separate W.C. The rear garden is perfectly low maintenance and has a very "on trend" bar area, excellent for entertaining. The front of the house has a wonderful block paved drive with space for two cars and there the huge benefit of a detached garage. Added benefits include double glazed windows and central heating via a Baxi boiler installed in December 2021. Albatross Avenue is within walking distance to Blighway infant and junior School, Bligh way shops, and the bus stop. Call us now to book your internal viewing. Online virtual tour available.

COUNCIL TAX BAND C. EPC RATING D

- THREE BEDROOMS
- LOUNGE/DINER
- KITCHEN/BREAKFAST ROOM
- REAR GARDEN
- FRONT GARDEN
- DETACHED GARAGE
- DRIVE FOR TWO CARS
- BOILER INSTALLED IN DECEMBER 2021
- COUNCIL TAX BAND C

£350,000



Approximate total area⁽¹⁾
736.36 ft²
68.41 m²

Ground Floor Building 1



Floor 1 Building 1

(1) Excluding balconies and terraces.

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
England & Wales			
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			