

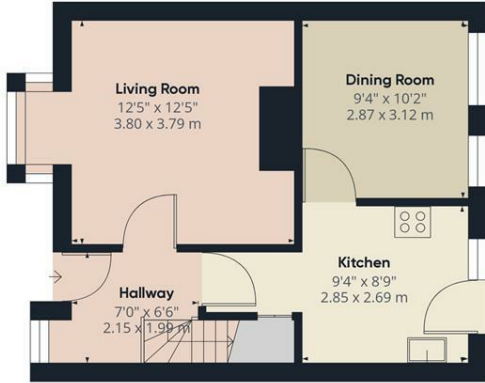


72 Carnation Road, Strood, Rochester, ME2 2YQ

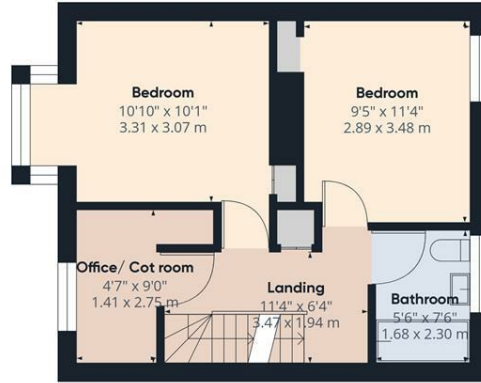
Virtual Tour Available. Guide price £325,000 - £350,000. 3 BEDROOMS PLUS A COT ROOM/OFFICE. BATHROOM & SHOWER ROOM. This three-storey semi detached residential property, boasting a total area of 1119.45 square feet, offers a well-planned interior layout and a superb location. The ground floor includes a spacious living room, a functional kitchen and a dining room, creating a comfortable space for daily family life and entertaining. Ascending to the first floor, you'll find two bedrooms and a bathroom complete with a bath, offering privacy and convenience for all residents. There is also a 3rd room that can be used a cot room or an office. The second floor houses another bedroom and an additional wash-room fitted with a shower, providing ample living space for a growing family. Externally there is a large rear garden with a parking space to the rear. Prominently located with schools nearby and excellent road links to A2/M2, this property offers not just a home but a lifestyle full of comfort, convenience and connectivity. Whether you are a growing family or a professional seeking a home near easily accessible transportation, this property opens the doors to a convenient and comfortable living solution.

£325,000

- 3 BEDROOMS PLUS A COT ROOM/OFFICE
- SHOWER ROOM AND BATHROOM
- 2 RECEPTION ROOMS
- LARGE REAR GARDEN
- PARKING SPACE TO THE REAR
- FITTED KITCHEN
- GOOD LINKS TO TH A2/M2
- NEARBY TO LOCAL SCHOOLS
- GUIDE PRICE £325,000 - £350,000



Ground Floor



Floor 1



Landing
3'2" x 4'6"
0.97 x 1.38 m

Floor 2

Approximate total area^m

1126.03 ft²
104.61 m²

Reduced headroom

31.47 ft²
2.92 m²

(1) Excluding balconies and terraces

☐ Reduced headroom
(below 1.5m/4.92ft)

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

GIRAFFE 360

