



# 17 Sholden Road

, Wainscott, Rochester, ME2 4PR

**Guide Price £350,000**



Virtual Tour Available. GUIDE PRICE £350,000 - £375,000. MMS Sales are presenting with NO FORWARD CHAIN a spacious property, boasting a considerable total area of 1054.86 square feet, spread across two floors. The ground floor features a thoughtfully designed layout, with a generous lounge/diner with a fireplace adding a touch of warmth and welcome. A lean-to area from the kitchen offers access to a convenient shower room, the garage and garden. Furthermore, a well-equipped kitchen has been installed offering ample cupboard and worktop space. As we move to the first floor, three bedrooms can be found with a full bathroom, fitted with a bath for those who relish a good soak. With its flexible layout and practical features, this property promises to be a comfortable and elegant home.

An attractive rear garden featuring mainly patio with established plants and shrubs is south facing and easy to maintain. There are also added benefits of gas central heating, double glazed windows and a block paved drive!

Wainscott is particularly sought after with the many amenities close by including Wainscott primary school, the newly built Maritime academy planned to be opened ready for September 2024 intake, a range of convenience stores and easy access to the M2/A2 motorways and Medway Tunnel

Call us now to book Your internal viewing  
COUNCIL TAX BAND D



- entrance hall
- lounge/diner
- kitchen
- lean-to
- shower room
- garage
- stairs/landing
- bedroom 1
- bedroom 2
- bedroom 3
- bathroom
- rear garden
- front garden
- garage
- drive

**Area Map**

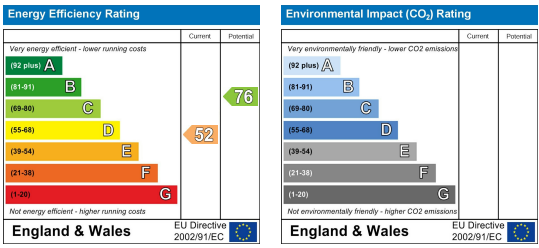


**Floor Plans**

Room	Dimensions
Leann to	10.7' x 10.7' (3.26 x 3.26)
Garage	11.1' x 20.0' (3.38 x 6.10)
Shower room	5.0' x 5.0' (1.52 x 1.52)
W.C.	5.0' x 5.0' (1.52 x 1.52)
Hallway	5.0' x 5.0' (1.52 x 1.52)
Kitchen	10.0' x 10.0' (3.05 x 3.05)
Lounge/diner	10.0' x 10.0' (3.05 x 3.05)
Bedroom 1	10.0' x 10.0' (3.05 x 3.05)
Bedroom 2	10.0' x 10.0' (3.05 x 3.05)
Bedroom 3	10.0' x 10.0' (3.05 x 3.05)
Bathroom	10.0' x 10.0' (3.05 x 3.05)

Category	Current	Promised
Approximate total area*	102.00 m <sup>2</sup>	10.26 m <sup>2</sup>
Reduced hardwood	2.00 m <sup>2</sup>	2.00 m <sup>2</sup>

**Energy Efficiency Graph**



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