



Two Bedroom Semi-Detached House  
Merrals Wood Road, Rochester, Kent, ME2 2PP

£325,000  
Freehold



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## Description

Being offered with no onward chain is this well presented two double bedroom Semi Detached home. A great opportunity for the first time buyer to move into straight away, to enjoy this lovely home.

On entering you have an entrance porch which leads through to the entrance hall with stairs to first floor. A good size lounge with a feature wall mounted fire. The Kitchen/ Dining area offers a range of fitted wall and base units, integrated fan assisted double oven, hob, plumbing for washing machine, ample worksurfaces and sliding doors leading from the dining area out onto the private enclosed garden. Moving upstairs, you have two double bedrooms, a modern fitted bathroom with bath with shower over including wash hand basin and vanity unit. Externally, you have block paved driveway with gated access leading through to the rear garden and garage. The garden has been well maintained with large patio area and lawn area with low shrub borders. This is a lovely space to chill and unwind in.

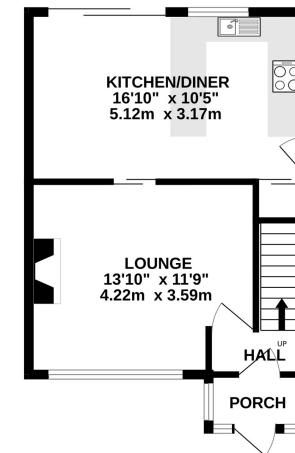
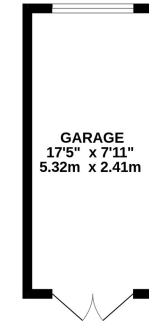
## Key Features

- Two Double Bedroom Semi
- No Onward Chain
- Well Maintained and Presented Throughout
- Kitchen/ Diner
- Close to Local Amenities
- Garage and Driveway
- Garden

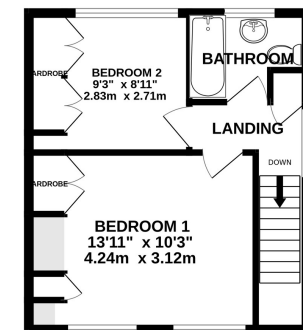
## Local Area

Strood is a town situated close to Frindsbury which lies on the north west bank of the River Medway and is considered to be part of Rochester. Classed as a commuter town to London and the coast with many local shops it is just a stone throw away from Medway Valley complex offering cinema, gym, bowling alley along with many bars and restaurants.

GROUND FLOOR  
526 sq.ft. (48.9 sq.m.) approx.



1ST FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA : 854 sq.ft. (79.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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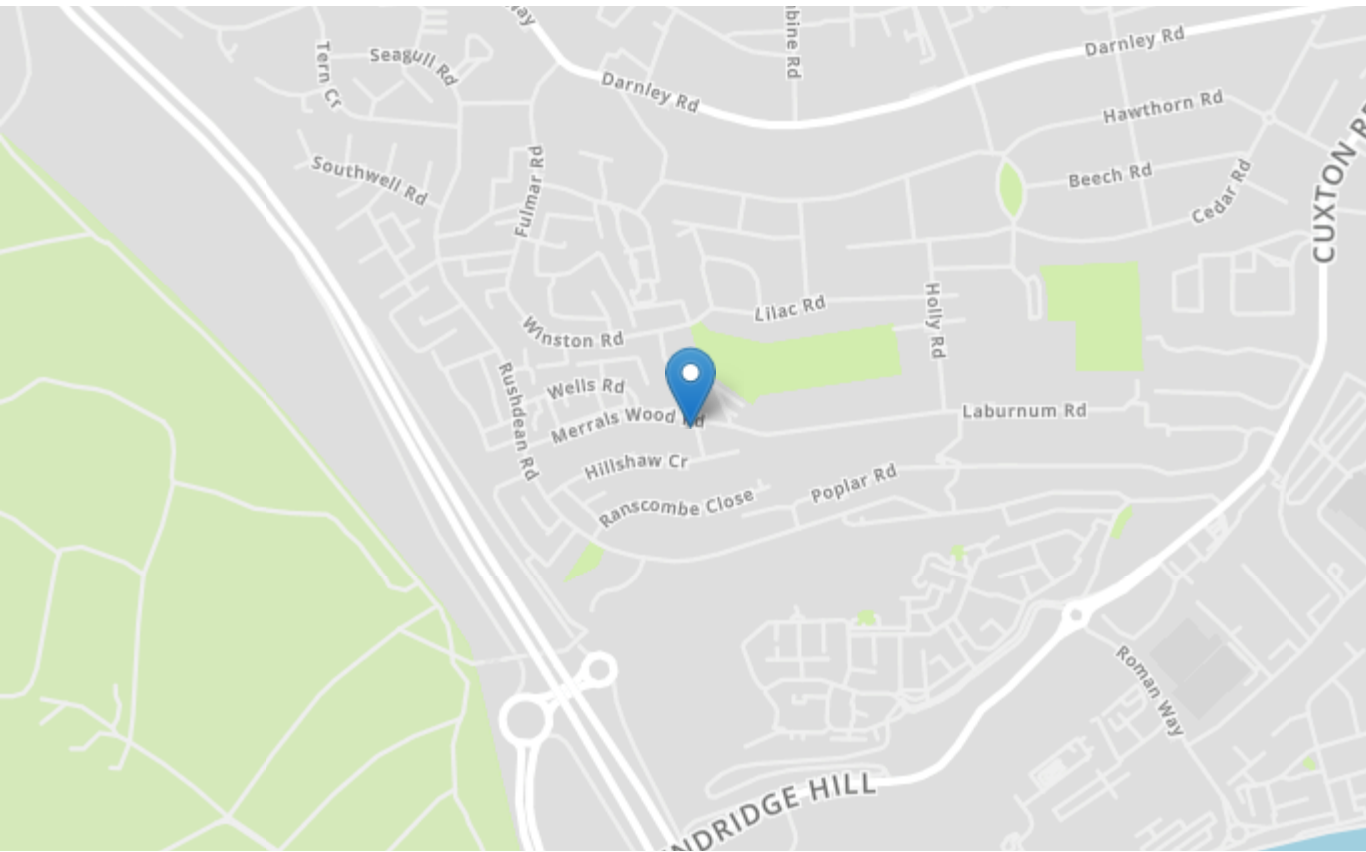






## Property Location

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		<b>88</b>
(69-80)	<b>C</b>		
(55-68)	<b>D</b>	<b>63</b>	
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

<b>Tenure</b>	Freehold
<b>Lease Term</b>	N/A
<b>Ground Rent</b>	N/A
<b>Service Charge</b>	N/A
<b>Local Authority</b>	Medway
<b>Council Tax</b>	Band C

### Greyfox Walderslade

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#### Agent Notes

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