



Two Bedroom Detached Bungalow
Lancelot Avenue, Strood, Rochester, Kent, ME2 2YX

Offers Over £300,000
Freehold

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Description

A rarity. This detached bungalow offers massive potential for improvement and further development subject to relevant planning permission. Being sold with no onward chain and in a popular residential area with easy access to Strood and Rochester with their amenities and mainline stations.

Steps lead up to the property. Accommodation comprises: entrance hall, lounge with bay window to front. There are two double bedrooms and shower room. The kitchen/breakfast room is of good proportion. There is a large lean to with patio doors leading to the garden and another room that could be utilised as a third bedroom and would also make a great home office. The rear garden is a wonderful space with established shrubs trees and lawned area. Side access and some storage areas. The detached garage is to the front at street level. Contact Greyfox to secure a viewing.

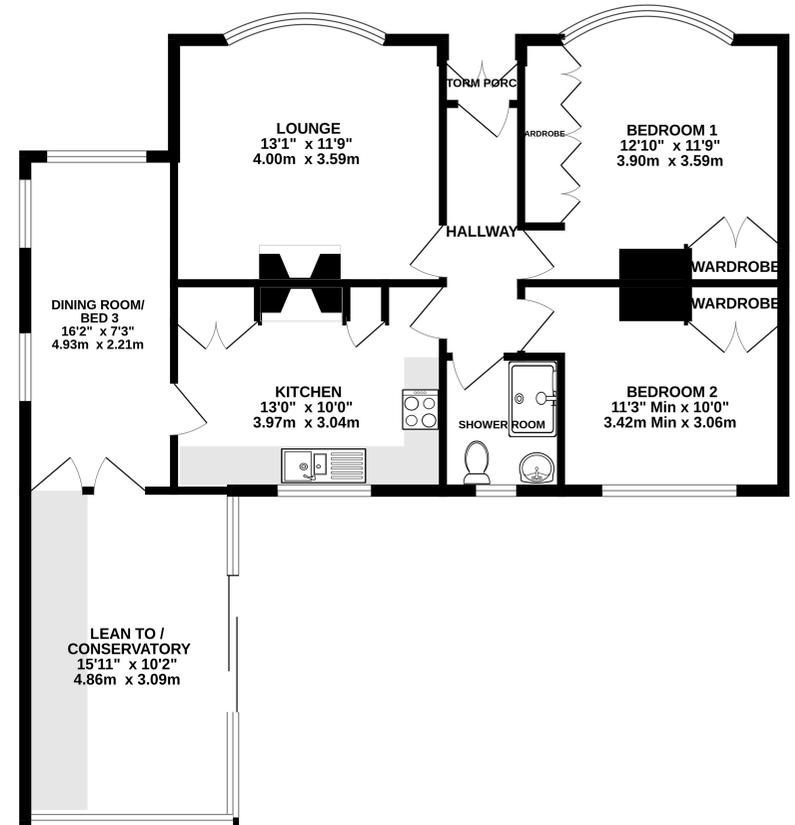
Key Features

- Detached Bungalow
- No Chain
- Refurbishment Required
- Plot Size Approx 0.16 acres
- Two/Three Bedrooms
- Strood, Rochester
- Detached Garage
- Potential for Further Development STRPP

Local Area

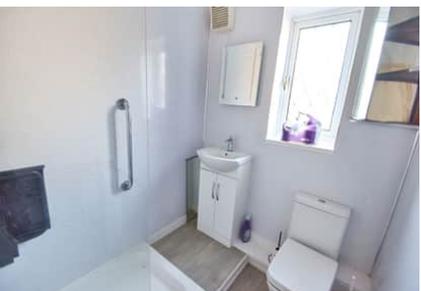
Strood is a town situated close to Frindsbury which lies on the north west bank of the River Medway and is considered to be part of Rochester. Classed as a commuter town to London and the coast with many local shops it is just a stone throw away from Medway Valley complex offering cinema, gym, bowling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

GROUND FLOOR
913 sq.ft. (84.8 sq.m.) approx.



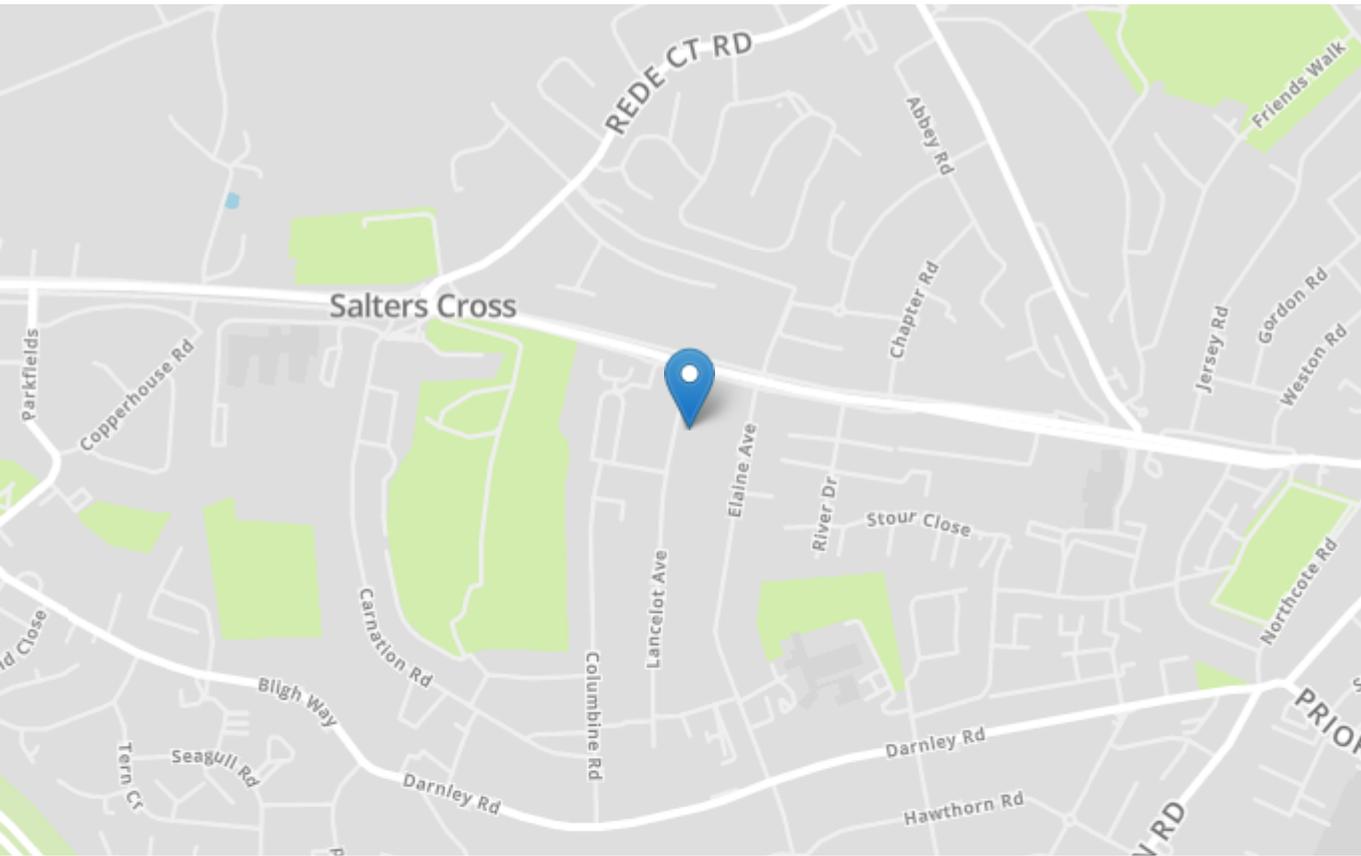
TOTAL FLOOR AREA: 913 sq.ft. (84.8 sq.m.) approx.

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+)	A		
(81-91)	B		85
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Tenure	Freehold
Lease Term	N/A
Ground Rent	N/A
Service Charge	N/A
Local Authority	Medway
Council Tax	Band D

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Agent Notes

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