



BILL STREET ROAD



Guide Price £360,000 Freehold

THE PROPERTY

Guide Price £360,000 - £380,000

Being offered with no forward chain is this three bedroom extended end of terrace home. The current owners have placed a lot of time and effort into refurbishing the property to a high standard throughout and you will not be disappointed.

On entering you are welcomed to a spacious entrance hallway with stairs leading to the first floor which continues through to a modern fitted kitchen/diner offering a range of fitted wall and base units, integrated oven and hob with extractor over and ample worksurfaces. Also with french doors leading out to the rear garden. The lounge is a great size and is noticeably light and airy with new carpets.

Moving upstairs you are greeted to a spacious landing which leads to three double bedrooms with new carpets, a modern fitted bathroom suite with bath and shower, low level WC and wash basin.

To the rear you have a good size garden which is mainly laid to lawn with fence secured side access leading to the parking to the front for two cars and has the added benefit of electric charging points and outside power. You will not be disappointed, this will make a great family home or first time buy. Located close to local amenities and within walking distance to Strood high street and railway station which connects into London Victoria.



BILL STREET ROAD, STROOD, KENT, ME2 4QU



Hallway

Lounge/Diner

21' 6" x 11' 9" (6.55m x 3.58m)

Kitchen/Breakfast Room

18' 5" x 8' 8" (5.61m x 2.64m)

Bedroom 1

11' 10" x 10' 10" (3.61m x 3.30m)

Bedroom 2

11' 9" x 8' 8" (3.58m x 2.64m)

Bedroom 3

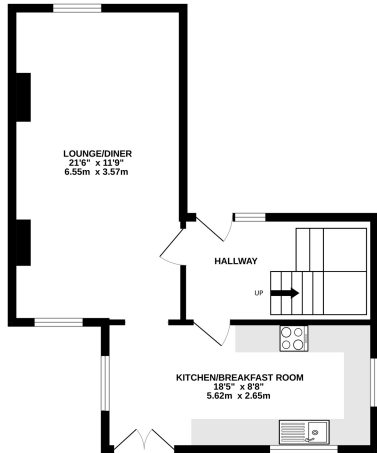
10' 4" x 8' 9" (3.15m x 2.67m)

Bathroom

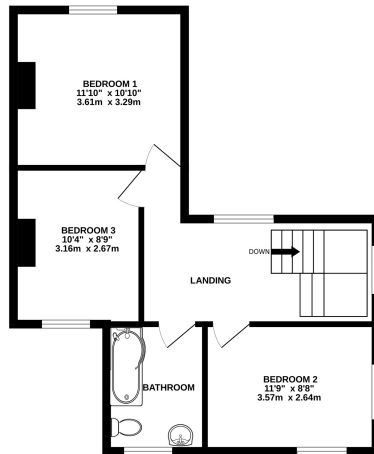


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GROUND FLOOR
509 sq.ft. (47.3 sq.m.) approx.



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.



TOTAL FLOOR AREA : 1018 sq.ft. (94.6 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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EFFICIENCY RATINGS

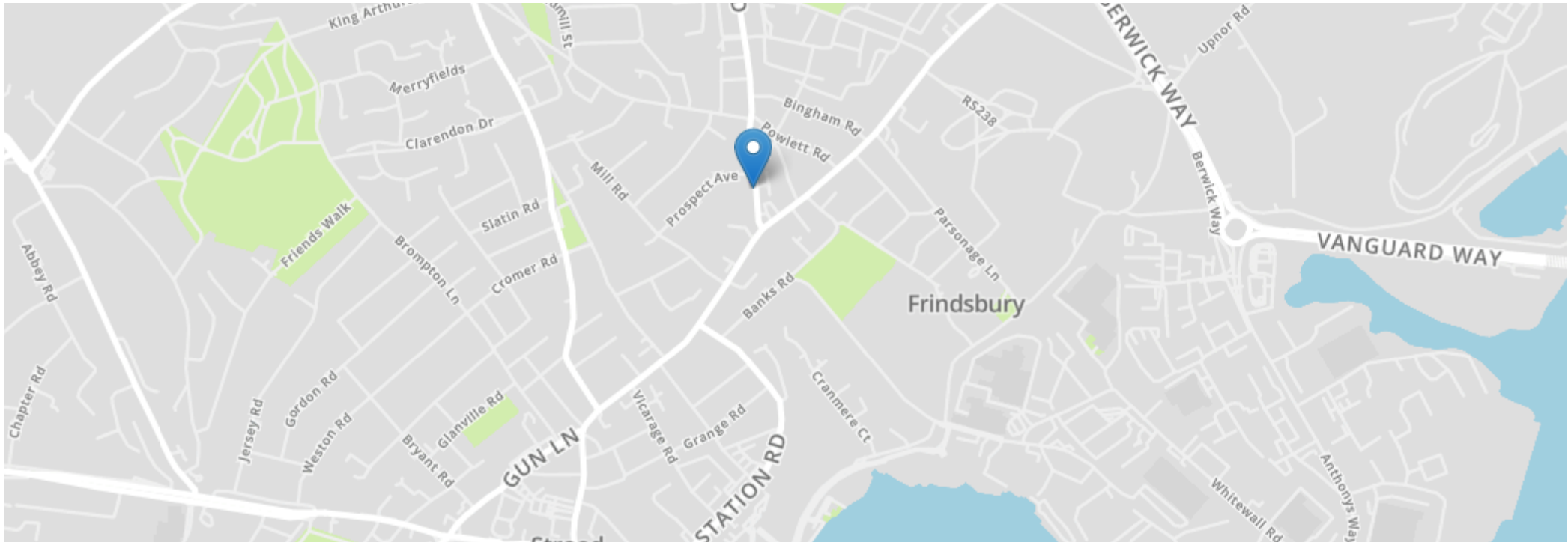
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	55	83
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

AGENT NOTES

These particulars are prepared as a general guide to a broad description of the property and should not be relied upon as a statement or representation of fact and do not constitute part of an offer or contract. The seller does not make or give nor do our employees or Greyfox have authority to make or give any representation or warranty to the property. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fixtures or fittings. Lease details, service charges and ground rent (where applicable) and council tax are given as a guide only and should be checked and confirmed by you on inspection and your solicitor prior to exchange of contracts. If there are any points of particular importance to you we will be pleased to check the information for you and to confirm that the property remains available. This is particularly important should you be travelling some distance to view and where statements have been made by us to the effect that the information has not been verified. The copyright of all details, photographs and floorplans remain exclusive to Greyfox. For details of our privacy policy and referral fee arrangements with any of our selected partner companies please visit <https://www.greyfox.co.uk/legal/privacy> and <https://www.greyfox.co.uk/referral-fees>.

Local Authority

Medway
Band B



SITUATION

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.

DIRECTIONS

From Bluebell Hill Lord Lees Roundabout, take the 4th exit and stay on A229. At Taddington Roundabout, take the 1st exit onto the M2 slip road to M25/London Merge onto M2. At junction 1, take the A289 exit to Gillingham/Grain/A228. Continue onto Hasted Rd/A289. Take the B2000 exit towards Wainscott/Cliffe. Turn right onto Lower Rochester Rd/B2000. At the roundabout, take the 1st exit onto Hollywood Ln/B2108. At the roundabout, take the 2nd exit onto Cooling Rd/B2000. Continue to follow B2000 and the property will be on the right.

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Greyfox Prestige Walderslade

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