



Lilac Road, Rochester, ME2 2LE
Price guide £250,000 Freehold

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The Homes Group are delighted to present to the market this vacant three bedroom semi-detached house. Its located in a very popular residential area on the south side of Strood with great access to the A228 and M2 (for London, as well as easy access into town).

The Rochester and Strood areas offers a great selection of restaurants, pubs and a cinema, along with all the shops and services expected of a major town including the mainline train stations for services to London and the Coast.

The property's benefits include: Modern white fitted kitchen with built in hob and oven, uPVC double glazing, gas fired central heating, modern white shower suite, large rear garden, and off road parking to the front.

Offered VACANT with NO FORWARD CHAIN, this house would make the ideal first purchase or Buy-to-Let investment property.

Entrance hall

Lounge

14'3 x 10'0 (4.34m x 3.05m)

Kitchen/diner

12'10 x 10'0 (3.91m x 3.05m)

Shower room

5'11 x 5'0 (1.80m x 1.52m)

Landing

Bedroom one

14'2 x 10'3 (4.32m x 3.12m)

Bedroom two

12'3 x 7'2 (3.73m x 2.18m)

Bedroom three

10'1 x 5'8 (3.07m x 1.73m)

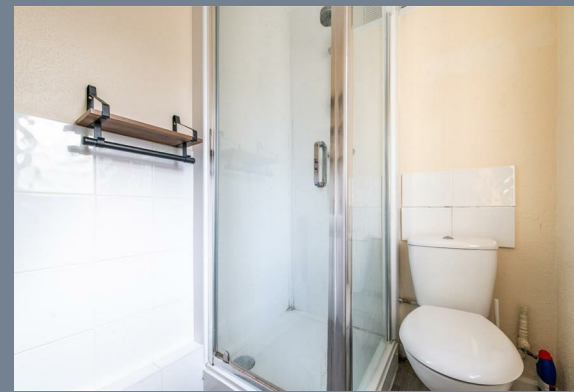
Rear garden

approx 70' x 25' (approx 21.34m x 7.62m)

Off road parking

Tenure: FREEHOLD

Council Tax: BAND C





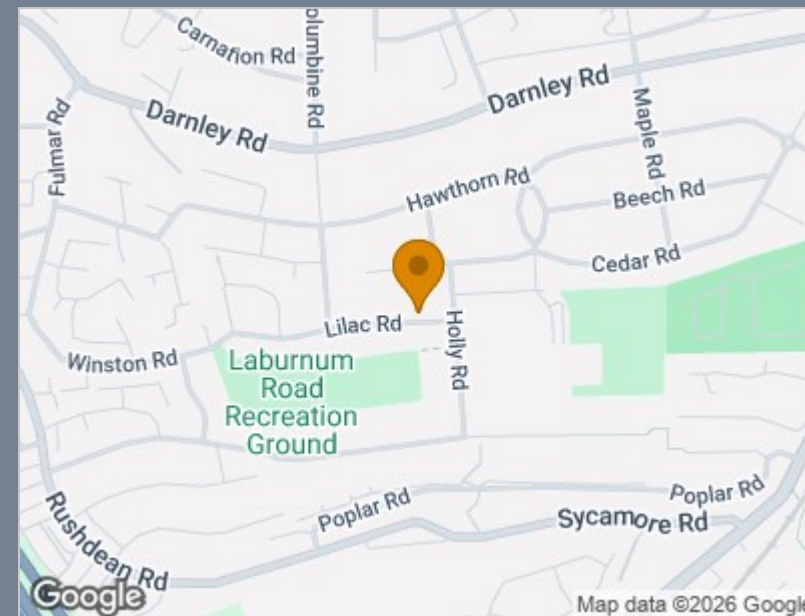
Ground Floor



First Floor



Total area: approx. 61.4 sq. metres (661.3 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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