



Wainscott Road, Rochester, ME2 4JX
Asking price £250,000 Freehold



The Homes Group are delighted to present to the market this vacant two-bedroom family home. Set in the popular Wainscott area of Strood with its local amenities, and very good road links to the Medway tunnel and the A2/M2, this house would make the ideal first purchase or Buy-to-Let investment property.

Benefits include: Two bedrooms, two separate reception rooms, fitted kitchen with electric oven and hob, upstairs bathroom with white suite, double glazing, central heating, large rear garden with lawn and sheds, period features - feature fireplaces, panel doors, and picture rails. Offered with NO FORWARD CHAIN.

Entrance Porch

Lounge

13'1 x 10'8 (3.99m x 3.25m)

Dining Room

13'0 x 10'10 (3.96m x 3.30m)

Kitchen

9'1 x 7'7 (2.77m x 2.31m)

Landing

Bedroom One

13'1 x 10'8 (3.99m x 3.25m)

Bedroom Two

13'0 x 10'10 (3.96m x 3.30m)

Bathroom

9'2 x 7'6 (2.79m x 2.29m)

Outside WC

4'1 x 3'0 (1.24m x 0.91m)

Outside Store

3'0 x 2'6 (0.91m x 0.76m)

Rear Garden

approx 70' x 13' (approx 21.34m x 3.96m)

Tenure: Freehold

Council Tax: Band B





Ground Floor
Approx. 38.6 sq. metres (415.5 sq. feet)



First Floor
Approx. 36.6 sq. metres (393.9 sq. feet)



Total area: approx. 75.2 sq. metres (809.4 sq. feet)



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		65	
(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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