



Wainscott Road, Rochester, ME2 4JX  
Offers in excess of £220,000 Freehold



VACANT with NO FORWARD CHAIN - 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 VACANT with NO FORWARD CHAIN.

Please note: The property suffered from subsidence, which was caused by adjacent defective drainage which was subsequently repaired. The house was monitored from May 2002 to September 2002 and was found to be stable. Repair works to the home were completed in November 2002. Supporting documentation on record & available for review.



#### 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
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>85</b>
(69-80) <b>C</b>	<b>65</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	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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