

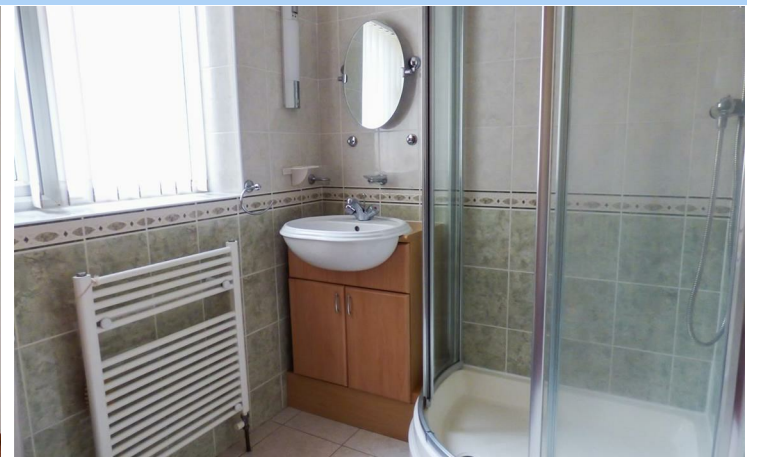


50, Winston Road,  
Rochester, ME2 2QS

Guide Price £275,000



- 2/3 Bedrooms
- Garage
- NO CHAIN
- Conservatory
- Would benefit from some improvement



## 50 Winston Road, Rochester, Kent, ME2 2QS



### PROPERTY DESCRIPTION

This two/three bedroom property appears to be in a good state of repair, but would benefit from some updating. It is in a residential area which is close to A2 for commuters and benefits from many local facilities. The conservatory to the rear affords additional living space and the garage means parking won't be an issue. One bedroom is on the ground floor and two on the first floor.

With some careful thought and imagination, the property not only offers offers scope for improvement but also with some re-configuration to make use of the available space.

Available for sale with immediate vacant possession meaning on onward chain complications, we highly recommend viewing.

### LOCATION DESCRIPTION

Situated in a residential location, on a bus route with primary and secondary schools are within the catchment area. There are local shops and faculties near by and Strood Town Centre is just a short ride away. Strood railway station offers services to London, the Medway towns and the Kent coast, making it ideal for commuters. The A2, M2, M20 and M25 are easily accessed for those who drive.



### FRONT EXTERIOR

Low maintenance front garden with artificial grass and mature shrubs and palms. Shared block paved driveway leading up the side of the property to the garage set back from the property.

Entrance to the property is to the side with steps leading up to the upvc part glazed front door.

### HALLWAY

Carpeted hallway with doors to:

### SHOWER ROOM

1.93m x 1.65m (6'4" x 5'5")

Suite comprises white wc, basin set in vanity, walk in corner shower unit and fully tiled walls with window to side of property.



### BEDROOM 1

3.20m x 3.18m (10'6" x 10'5")

Ground floor bedroom with window to the rear garden. This could easily be repurposed to a second living room.

### LOUNGE

4.32m x 3.25m (14'2" x 10'8")

To the front of the property overlooking the garden, built in storage to either side of fireplace. Electric feature fire, large storage cupboard and sliding door into kitchen

### KITCHEN

2.31m x 2.26m (7'7" x 7'5")

A range of fitted base and wall units with inset sink with window over, looking into the front garden

### RECEPTION

4.24m x 3.33m (13'11" x 10'11")

This area has a large storage cupboard and area under the open stairs leading to the first floor and plenty of space to utilise for a study or play area, with door opening into:

### CONSERVATORY

3.35m x 2.03m (11'x 6'8")

Brick base conservatory with half glazing to two sides, door into the garden and small leaded feature windows on the third side - an excellent space for either further entertaining space or to enjoy the garden from indoors.



### LANDING/HALLWAY

Large landing area with access to eaves storage and large cupboard housing the water cylinder. Under the eaves are the controls for the solar panels and the area is boarded and lit for easy storage. Sliding doors to the bedrooms:

### BEDROOM 2

5.36m x 4.65m (17'7" x 15'3")

The largest of the bedrooms - a long room from front to back of the property with the window overlooking the back garden. Built in storage cupboards to one end.

### BEDROOM 3

3.23m x 2.29m (10'7" x 7'6")

The third bedroom is still a great bedroom size and would accommodate a double bed - as with the other bedrooms, it overlooks the back garden.





### GARDEN/EXTERIOR

To the rear of the property is a small low maintenance garden with astro turf and mature planting. There is a large shed and garage in this space, so if outdoor space is a premium for you, it would be possible to gain some extra space by removing the shed. Two bin stores to the side of the property and gate leading to the shared drive in front of the garage.

### GARAGE

A single garage with wooden up and over door.

### SERVICES

The property benefits from solar panels to the front, there is central heating to all rooms.

Mains drainage/water

Council Tax Band C - £1639.50 20221/2022

Ground Floor



First Floor



### Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>72</b>	<b>75</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	

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