

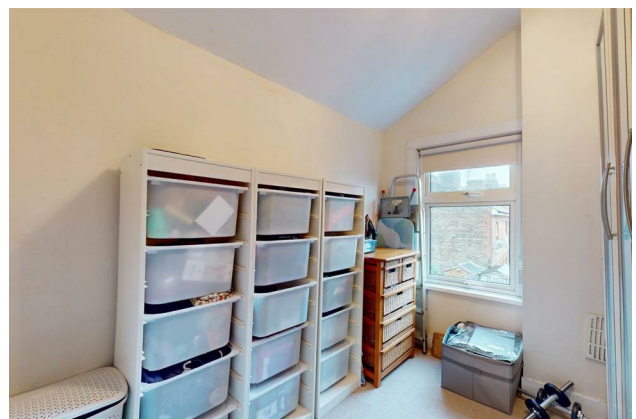
# HUNTERS®

HERE TO GET *you* THERE

**32 Cecil Avenue, Strood, Rochester, ME2 3EA**

**Guide Price £250,000-£270,000**

**Property Images**





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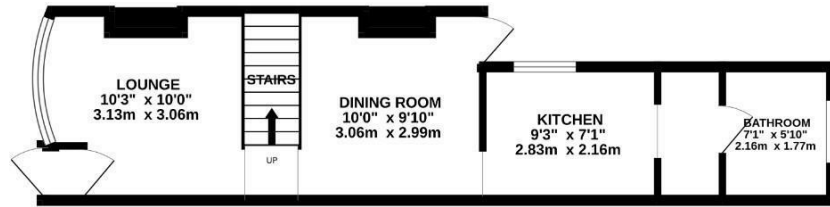
## Property Images



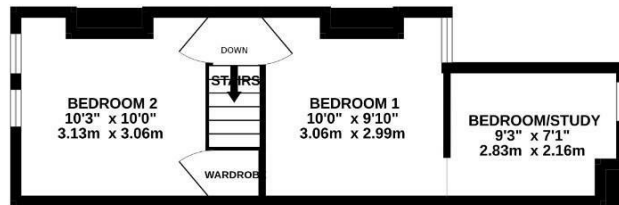
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GROUND FLOOR  
357 sq.ft. (33.2 sq.m.) approx.



1ST FLOOR  
284 sq.ft. (26.4 sq.m.) approx.



32 CECIL AVENUE, ROCHESTER, STROOD, ME2

TOTAL FLOOR AREA: 641 sq.ft. (59.5 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.  
Made with Metropex 12/25

## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</b>	<b>88</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

## Map



## Details

Type: House - Mid Terrace Beds: 3 Bathrooms: 1 Reception: 2 Tenure: Freehold

## Summary

GUIDE PRICE £250,000-£270,000.

If you're looking to get onto the property ladder then look no further!

We are delighted to offer for sale this two/three bedroom home located on Cecil Avenue in Strood.

The ground floor consists of lounge, dining room, kitchen followed by the family bathroom.

To the first floor you'll find two double bedrooms, one with built in wardrobe space and the third bedroom off the main bedroom which could also be used as an office/study.

Externally there is low maintenance rear garden, featuring a decked area making this a nice spot for small gatherings.

The property is conveniently located close to the town centre where you'll find shops and amenities as well as Strood train station.

This would make a great purchase for any prospective buyer, so call now to arrange your viewing!

## Features

• LOUNGE • DINING ROOM • KITCHEN • THREE BEDROOMS • BATHROOM • REAR GARDEN • GREAT FIRST TIME PURCHASE • CLOSE TO TOWN CENTRE • BAY FRONTED • EPC RATING C