



**3 bed terraced house to buy in**  
Poplar Road, Rochester, Kent, ME2 2NT

**£169,995** Starting Bid

 x3  x1  x2

Tenure  
**Freehold**

**Property features**

- ✓ For Sale by Auction
- ✓ Three Bedroom Terraced Home
- ✓ In Need of Full Redecoration Throughout
- ✓ Excellent Investment / Refurbishment Opportunity
- ✓ EPC Rating F

## Key Information

- ✓ Council Tax: Band B
- ✓ EPC Rating: F
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: None
- ✓ Mobile signal: Good

## Arrange a viewing

Thomas Jack Smith  
Branch Manager  
South East Auction

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- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £195,000

Freeman & Gray are pleased to present this three-bedroom terraced home in a popular residential location in Strood, offering an excellent opportunity for investors, developers or buyers looking for a project.

The property offers a well-proportioned layout, comprising an entrance porch leading into a spacious lounge, with a separate dining room to the rear providing additional living space. The kitchen is positioned at the back of the property with access out to the garden.

Upstairs, the property benefits from three bedrooms, including two doubles and a further single room, along with a family bathroom.

Internally, the property is in need of modernisation and redecoration throughout, making it an ideal purchase for those looking to add value and put their own stamp on a home.

Externally, there is a rear garden, offering potential for landscaping and outdoor improvement.

### Location

Poplar Road is well positioned within Strood, offering easy access to local shops, schools and everyday amenities. Strood town centre is nearby, along with a range of supermarkets, retail outlets and leisure facilities.

For commuters, Strood mainline station is within easy reach, providing high-speed services to London St Pancras in approximately 35 minutes, as well as connections to London Victoria in around 50 minutes. The property also benefits from excellent road links via the A2 and M2, giving convenient access towards London, the M25 and Bluewater Shopping Centre.

This property is , presenting a fantastic opportunity to acquire a project with strong potential in a well-connected location.

EPC Rating: F

Council Tax Band: B

Tenure: Freehold

Price: Starting Bid £169,995

Property Type: Terraced House

Parking: None

Year built: 1950

Construction materials: Brick and block, Timber frame

Roofing type: Slate tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: Yes

Sewerage: Standard UK domestic

Air conditioning: No

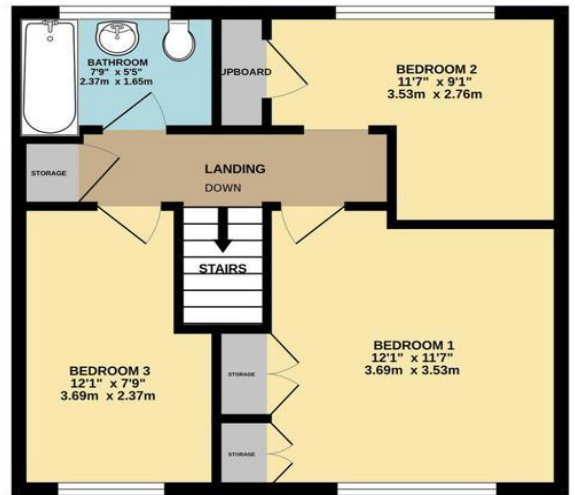
Broadband: None

Mobile signal coverage: Good

GROUND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



1ST FLOOR  
435 sq.ft. (40.4 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.0 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.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	37	
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC

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Contact your local branch today for more information on this property:

**Mercantile House Kingfisher Way , Silverlink Business Park, Wallsend, NE28 9NY, Tel: 01634 565510, southeast@pattinson.co.uk, www.pattinson.co.uk**

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