



The Terrace, Rochester, ME1

**4 Bedrooms, Large living area, 2 En-Suites,
Townhouse**

£175,000


MARTIN&CO



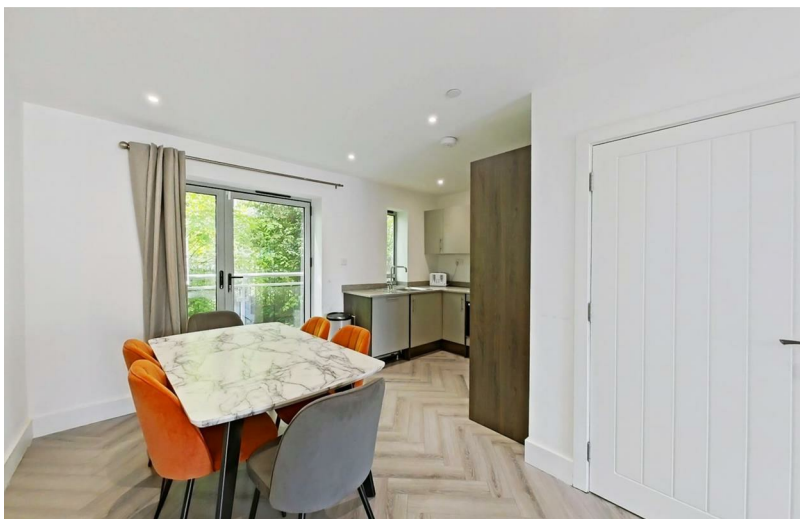
- Gorgeous Terraced house, ready to move into
- 3 Double bedrooms, 1 single
- Bright open-plan reception area
- Parking for 2 vehicles
- Kitchen with dining space
- Two en-suites
- Energy-efficient EPC rating B
- Walking distance to Rochester station and the high street
- Call 01634 838700 to book your viewing

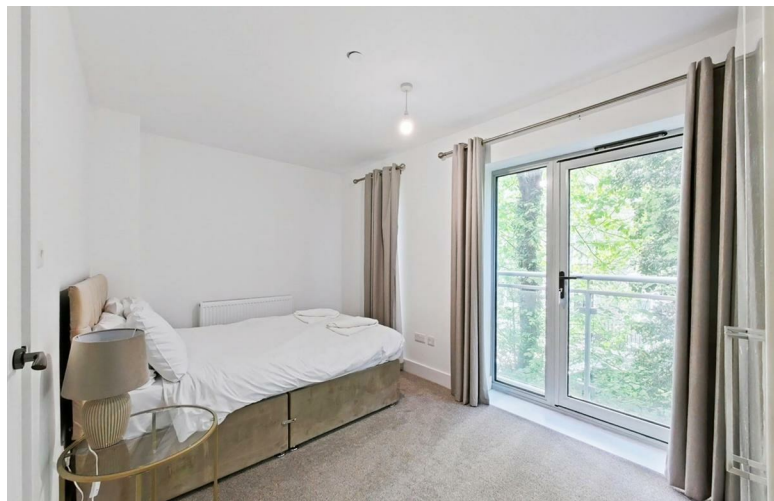
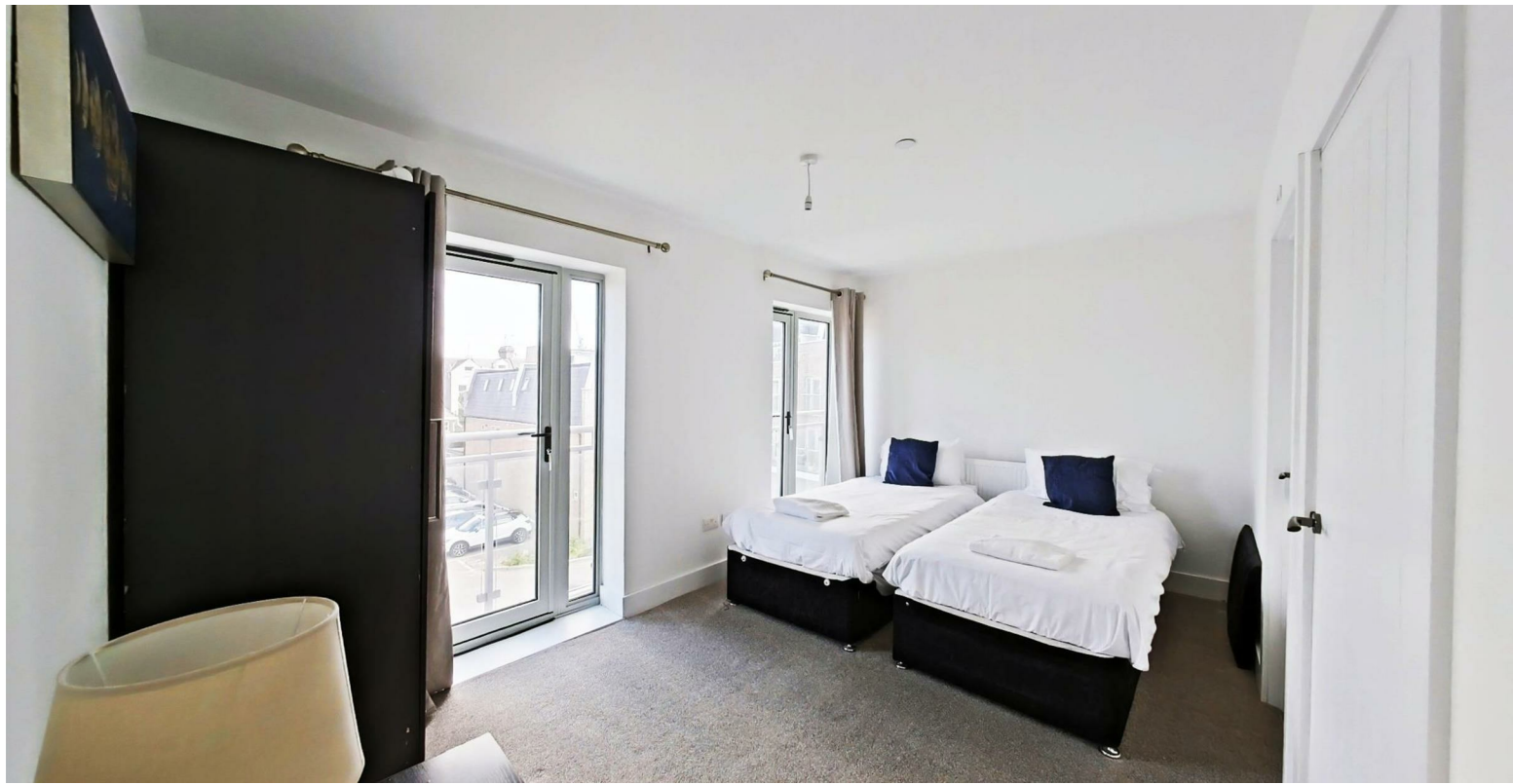
Guide price: £475,000 - £500,00. Like new, this property is being sold as vacant. Dressed to impress. This four-bedroom large terraced house is offered for sale in Rochester, Kent providing well-planned accommodation suited to families. The property includes an open-plan reception room with large windows and access to a balcony area, creating a bright social space. The kitchen features dining space and integrated white goods, supporting modern day-to-day living.

Bedroom accommodation comprises a master double bedroom with en-suite and built-in wardrobes, a second double bedroom with en-suite, a further double bedroom and a single bedroom, offering flexibility for family members, guests or a home office. The home benefits from an EPC rating of B and is in Council Tax band E. Externally, the property includes parking and a single garage.

Rochester is known for its historic character, including Rochester Castle and Rochester Cathedral, as well as an attractive High Street with independent shops, cafés and restaurants. Green spaces along the River Medway and nearby parks provide opportunities for walking and recreation. The area offers a range of local amenities and access to nearby schools, making it a practical location for families.

Public transport links are a key advantage, with Rochester railway station providing services to London Victoria, London St Pancras International and other Kent destinations, with typical journey times to central London from around 40–50 minutes. Bus routes connect Rochester with neighbouring towns across Medway. Road connections include access to the A2 and M2 for travel towards London, Maidstone, Canterbury and the coast.





Integral garage
18'10" x 8'3"

Utility Room
9'4" x 4'0"

Bedroom 4/Study
9'4" x 8'4"

Ground floor WC
3'4" x 2'10"

Kitchen/Diner
14'9" x 9'4"

Lounge
18'10" x 14'9"

Balcony on First floor
14'9" x 3'8"

Bedroom 2
14'9" x 9'2"

Ensuite
7'2" x 5'4"

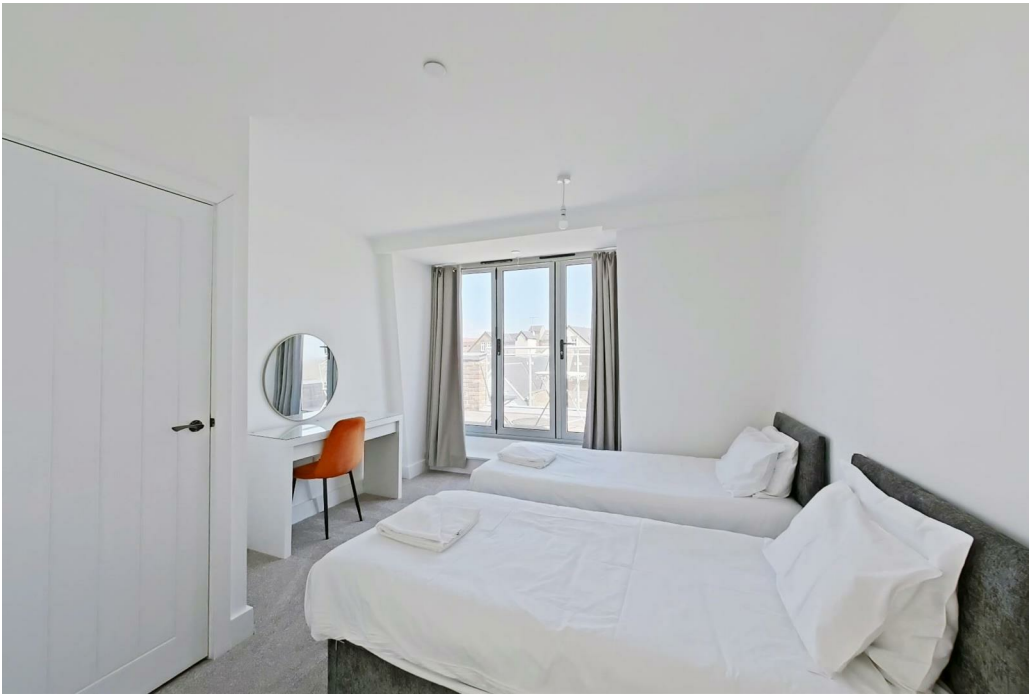
Family Bathroom
7'2" x 5'1"

Bedroom 3
14'9" x 8'6"

Bedroom 1
20'1" x 11'6"

Ensuite
8'9" x 6'11"

Top Balcony
14'9" x 8'9"

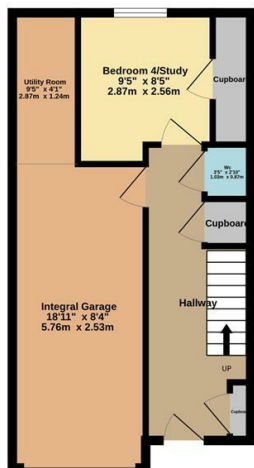


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

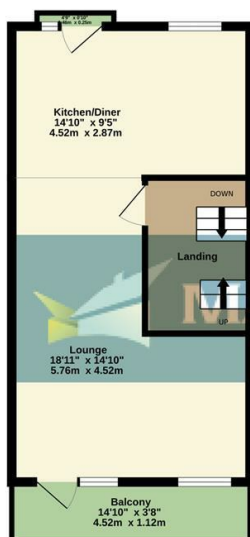
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	82	82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



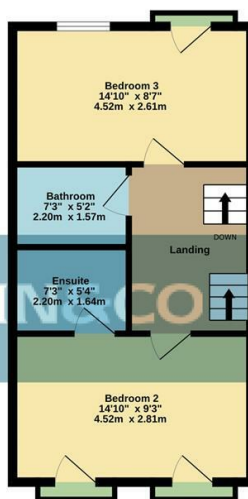
Ground Floor
408 sq.ft. (37.9 sq.m.) approx.



1st Floor
420 sq.ft. (39.0 sq.m.) approx.



2nd Floor
420 sq.ft. (39.0 sq.m.) approx.



3rd Floor
283 sq.ft. (26.3 sq.m.) approx.



TOTAL FLOOR AREA : 1531 sq.ft. (142.2 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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Martin & Co Medway Sales
161 High Street, Rochester, Kent, ME1 1EH

<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or not for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.