



St Williams Way, Rochester

3 Bedroom, 1 Bathroom, House - Semi-Detached

£325,000





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- Perfect family home
- Great size bedrooms
- Downstairs Cloakroom and WC
- Seperate reception rooms
- Good size rear garden
- Close to local schools
- Short walk from Delce
- Semi Detached
- Modern Interior
- Rochester

This welcoming semi-detached house is now up for sale and it is in good condition, ready to be your perfect home. The property boasts a well-proportioned layout with three bedrooms, two reception rooms, and a kitchen.

The residence accommodates three distinct bedrooms, two of which are generously sized double rooms, with the third being a comfortable single room. All are perfect spaces for rest and relaxation that can be tailored to your needs.

The property further benefits from two reception rooms, each presenting a unique character. The first reception room is flooded with natural light due to its large windows, creating an inviting and bright space for relaxation or entertaining. The second reception room provides a serene garden view, offering a tranquil space to unwind.

The kitchen is practical and well laid out, offering plenty of scope for the new owners to put their stamp on it. The property has one bathroom, serving the bedrooms.

The house holds an EPC rating of D and comes under council tax band C.

Location-wise, this property is an excellent choice. You will find public transport links, local amenities, and schools nearby, making it an ideal choice for families and first-time buyers alike.

A charming and well-situated home, this property promises a warm welcome to anyone who steps inside. Its comforting atmosphere and practical living spaces make it an enticing prospect for those looking to establish a delightful home.

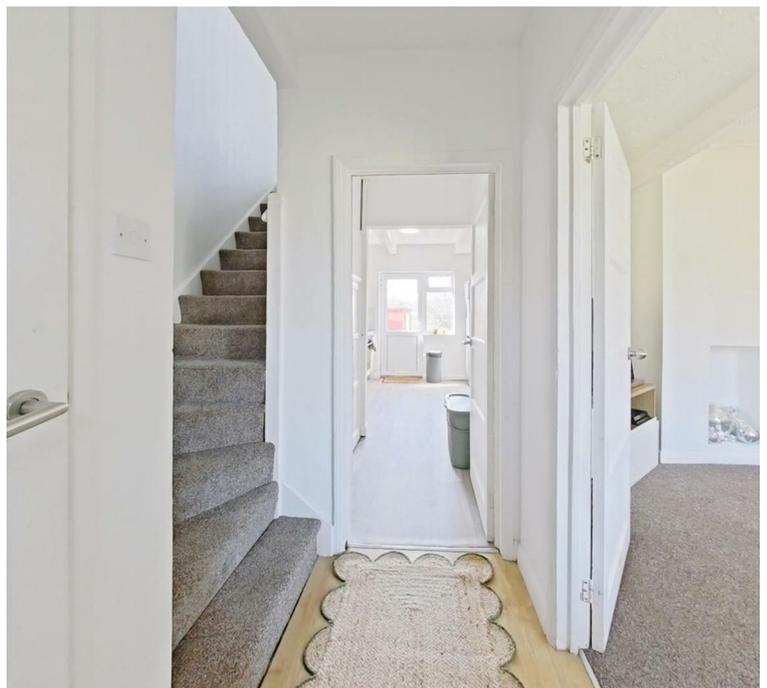
EPC D

Council Tax C

Broadband: Standard, Superfast and Ultrafast - all available

Mobile Data: EE, Three, O2, Vodafone -Great

Flooding Risks: All low



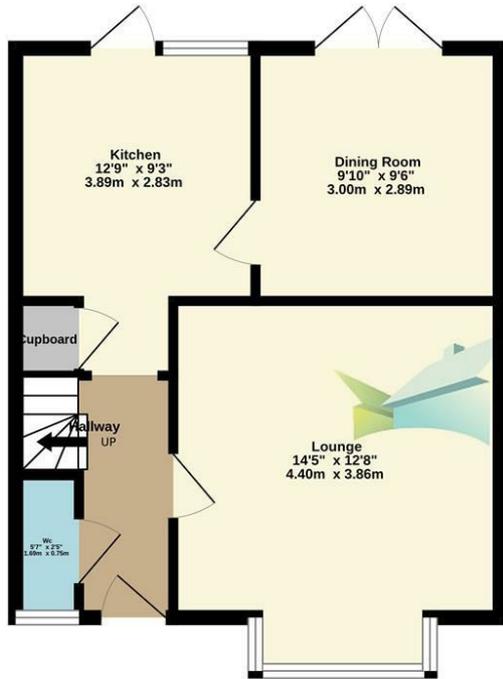


Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		84
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

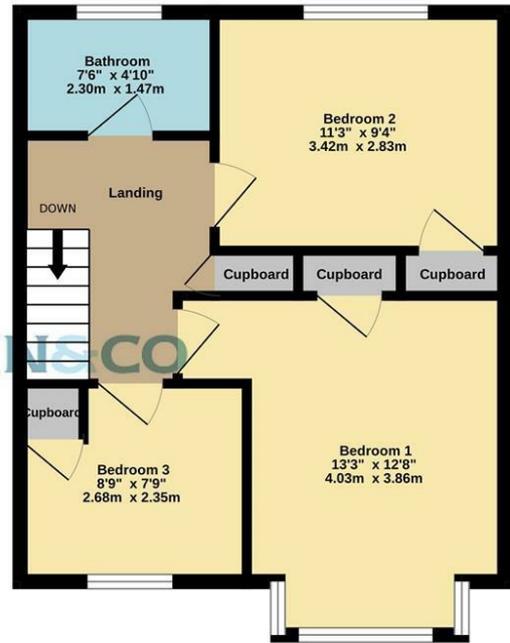
Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	70	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



Ground Floor
430 sq.ft. (40.0 sq.m.) approx.



1st Floor
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.
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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 ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

