Hazell Holland are please to offer this lovely first time buyer home in Rochester close to local shops and Bligh primary school with easy access to all transports links. View this family home today.

£350,000

Hazell Holland
SALES & LETTINGS

31 Bligh Way
Rochester
Kent
ME2 2XD

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Front Garden
Laid to lawn.

Enclosed Porch
Double glazed porch door with double glazed windows to front. Laminate wood floor.

Entrance Hall
Double glazed opaque entrance door. Carpet.

Lounge
19'8 x 11'2 (5.99m x 3.40m)
Double glazed window to front. Double glazed french doors leading to garden. Carpet. Double radiator. Double radiator. Fire place with electric fire.

Kitchen/Diner
18'3 x 11'9 x 8'4 (5.56m x 3.58m x 2.54m)
Double glazed window to front. Double glazed window to rear. Double glazed opaque door leading to garden. Tiled floor. Coved ceiling. Double radiator. Understairs storage cupboard. One and half single drainer sink unit with mixer tap. Range of wall and base units built-in oven, hob and extractor fan. Tiled splash backs. Plumbing for washing machine and dish washer.

Landing
Carpet. Access to partly boarded loft with pull down ladder.

Bathroom
7'9 x 6'4 (2.36m x 1.93m)
Double glazed opaque to rear. Vinyl floor. Tiled walls. Heated towel rail. Vanity hand wash basin. Panelled bath with shower over and mixer tap.

Separate w.c.
Double glazed opaque window to rear. Vinyl floor. Low level w.c.

Bedroom One
11'5 x 10'6 (3.48m x 3.2m)
Double glazed window to front. Carpet. Double radiator. Fitted wardrobe with mirror sliding door.

Bedroom Two
12'9 x 8'6 (3.89m x 2.59m)
Double glazed window to front. Carpet. Double radiator. Fitted wardrobe with mirror sliding door.

Bedroom Three
8'2 x 7'8 (2.49m x 2.34m)
Double glazed window to rear. Carpet. Built-in storage cupboard with boiler.

Rear Garden
70' (21.34m)
Paved patio area with steps leading to further patio area leading to shingle area and laid to lawn area. Flower beds. Greenhouse. Shed. Outside tap. Side access.

Parking
Off street parking via driveway for 1/2 vehicles.

Hazell Holland offer this three-bedroom house located on Bligh Way in Rochester. Built in 1960, this property offers a generous living space of 1,044 square feet, making it an ideal family home.

As you enter, you are greeted by a spacious 19' lounge, perfect for relaxing or entertaining guests. The heart of the home is undoubtedly the impressive 18' kitchen diner, which is equipped with an oven, hob, and extractor fan, providing a wonderful space for family meals and gatherings.

The property features three well-proportioned bedrooms, ensuring ample space for family members or guests. The bathroom is complemented by a separate W.C., adding convenience to daily routines.

Outside, you will find a lovely garden, offering a private retreat for outdoor activities or simply enjoying the fresh air. The property also benefits from its own drive, providing off-street parking for your convenience.

Situated within walking distance to Bligh Primary School, this home is perfect for families with children. Additionally, it boasts easy access to other schools and excellent transport links, including proximity to the motorway, making commuting a breeze.

This delightful house on Bligh Way presents a wonderful opportunity for those seeking a well-located family home in Rochester. Don’t miss your chance to view this property and envision your future here.

GROUND FLOOR
441 sq.ft. (41.0 sq.m.) approx.

1ST FLOOR
420 sq.ft. (39.0 sq.m.) approx.

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TOTAL FLOOR AREA : 861sq.ft. (80.0 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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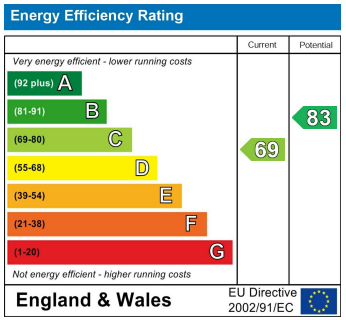

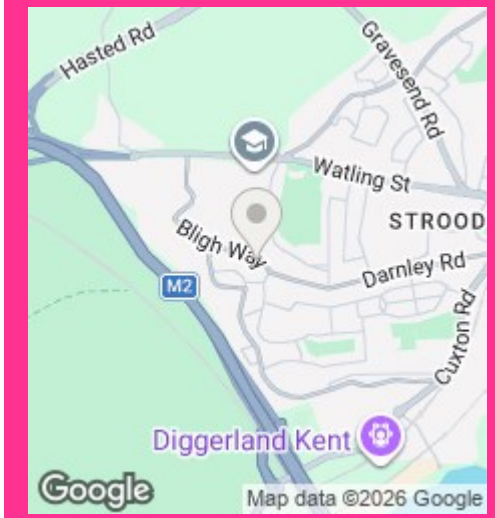

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