



Foord Street | | Rochester | ME1 2BX

Guide price £375,000





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Nestled in the charming area of Foord Street, Rochester, this delightful terraced house offers a perfect blend of character and modern living. Built in 1900, the property boasts a rich history while providing ample space for contemporary family life. Spanning an impressive 1,014 square feet, this home features two inviting reception rooms, ideal for both relaxation and entertaining guests.

The property comprises three well-proportioned bedrooms, ensuring comfort for all family members or guests. With two bathrooms, morning routines will be a breeze, providing convenience and privacy. The layout of the house is thoughtfully designed, making the most of the available space and allowing for a warm and welcoming atmosphere.

- 3 spacious bedrooms
- 2 modern bathrooms
- 2 cosy reception rooms
- Terraced house, built 1900
- Excellent condition throughout
- South-facing private patio
- Double glazing for comfort
- Close to station, town centre
- Charming courtyard area
- Viewing highly recommended

**Lounge**  
14'7" x 9'9" (4.44m x 2.98m)

**Dining Room**  
12'10" x 9'9" (3.91m x 2.98m)

**Kitchen**  
16'4" x 7'9" (4.98m x 2.36m)

**Bathroom**  
7'9" x 5'10" (2.36m x 1.79m)

**Landing**

**Bedroom 1**  
13'3" x 11'9" (4.04m x 3.58m)

**Bedroom 2**  
9'10" x 7'9" (2.99m x 2.37m)

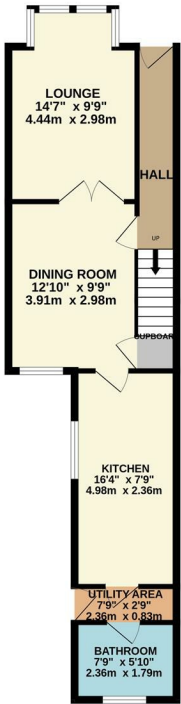
**Bedroom 3**  
9'1" x 7'9" (2.77m x 2.36m)

**Shower Room**  
7'9" x 3'9" (2.36m x 1.14m)

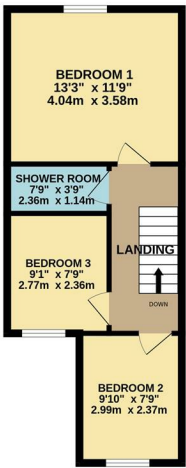
**Rear Garden**



GROUND FLOOR  
525 sq.ft. (48.6 sq.m.) approx.



1ST FLOOR  
402 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA - 928 sq.ft. (86.2 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

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