



Clive Road | | Rochester | ME1 3DA

Guide price £290,000



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Located on the popular Clive Road in Rochester, this attractive two-bedroom Victorian terrace offers approximately 872 sq ft of characterful yet practical living space.

The ground floor provides two spacious reception rooms, including a bay-fronted lounge with exposed floorboards and a feature fireplace, alongside a rear kitchen with quartz worktops and direct garden access. A convenient ground floor cloakroom completes the layout.

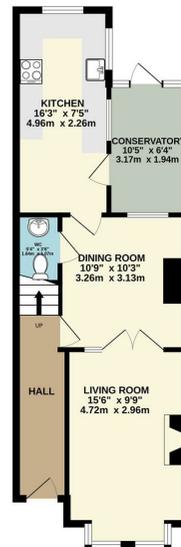
Upstairs are two well-proportioned bedrooms and a stylish family bathroom featuring a freestanding

- 2 reception rooms
- 1 modern bathroom
- 872 sq ft of space
- Near schools and parks
- Ideal for small families
- 2 comfortable bedrooms
- Terraced house on Clive Road
- Close to local amenities
- Easy access to transport
- Viewing recommended

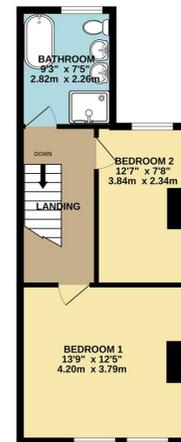
- Hallway
- Dining Room
- Kitchen
- Cloakroom
- Landing
- Bedroom 1
- Bedroom 2
- Bathroom
- Attic Room
- Rear Garden



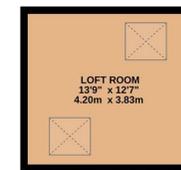
GROUND FLOOR  
515 sq ft (47.9 sq m) approx.



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



2ND FLOOR  
173 sq ft (16.1 sq m) approx.



TOTAL FLOOR AREA: 1091 sq ft (101.3 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	
		53	74

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