



Longley Road | | Rochester | ME1 2HD

Asking price £425,000



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Ideal location for mainline station and High Street attractions, this fabulous late Victorian house has extended accommodation, ideal for a first time buyer, family home or those downsizing. There are three double bedrooms, family bathroom, separate shower room and recently fitted ground floor shower room. The living area has a front sitting room, large lounge/dining room leading to a fitted kitchen and useful deep storage cupboards in the inner hall housing the gas boiler and washing machine. There is a good useable basement room with full head height, natural light, heating, with potential to create further accommodation. The enclosed west facing garden has been re-designed with a lawn area and good sized paved patio, ideal for alfresco dining. There is a large shingle driveway for off road parking via recently installed gates. Located within a ½ mile of Rochester Historic High Street with its abundance of independent shops, restaurants, coffee shops, antique shops, Normal Castle and Cathedral, there are also the numerous haunts

- THREE DOUBLE BEDROOMS
- KITCHEN WITH OVEN AND HOB
- BATHROOM, SHOWER ROOM AND SEPARATE SHOWER
- OFF ROAD PARKING
- 19'3 X 13'4 LOUNGE/DINING ROOM
- SITTING ROOM
- BASEMENT ROOM



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		76
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

2B Crow Lane
 Rochester
 Kent
 ME1 1RF
 01634 829080

admin@machin-lane.co.uk
<https://www.machin-lane.co.uk/>