



Rochester Avenue | | Rochester | ME1 2DR

£325,000





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A recently refurbished three-bedroom mid-terraced home on the popular Rochester Avenue, offered chain free and within walking distance of Rochester town centre and railway station. Updated throughout within the last year with new kitchen, bathroom, flooring, carpets and boiler, the property offers bright, move-in-ready accommodation ideal for first-time buyers, families or investors. Well located for highly regarded schools, historic Rochester amenities and excellent transport links to London and the Kent coast.

- Chain Free
- New Kitchen
- Ready To Move In
- New Boiler
- White Goods Included

**Lounge**  
9'4" x 13'3" (2.84m x 4.04m)

**Kitchen/Diner**  
11'1" x 12'1" (3.39m x 3.69m)

**Kitchen**  
6'11" x 7'11" (2.10m x 2.41m)

**Bathroom**  
6'11" x 6'5" (2.10m x 1.97m)

**Bedroom One**  
12'1" x 11'1" (3.69m x 3.39m)

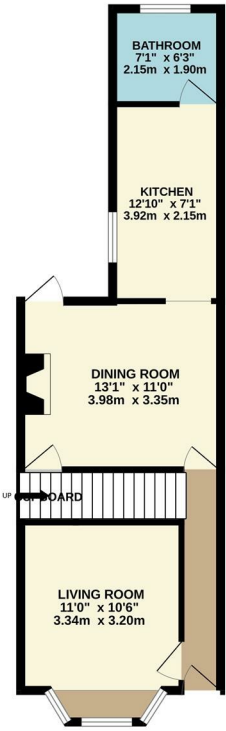
**Bedroom Two**  
12'1" x 11'1" (3.69m x 3.39m)

**Bedroom Three**  
6'11" x 10'4" (2.10m x 3.15m)

**Rear Garden**

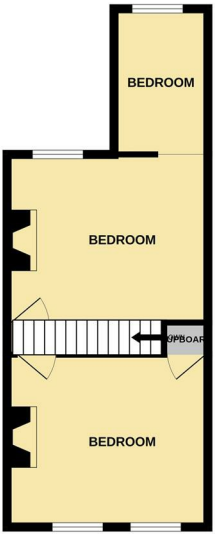


GROUND FLOOR  
473 sq.ft. (43.9 sq.m.) approx.



VIRTUALLY STAGED

1ST FLOOR  
365 sq.ft. (33.9 sq.m.) approx.



TOTAL FLOOR AREA - 838 sq.ft. (77.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, 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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