



Lower Rochester Road | Rochester, Kent, ME3 8EJ



Guide Price £400,000 to £450,000

Freehold

**ROBINSON MICHAEL & JACKSON**

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# Lower Rochester Road, Rochester

This four bedroom cottage is a must view! Offering lots of character, original features and driveway to front. Overlooking countryside views and located on the outskirts of Cliffe woods village.

## Property Features

- Council Tax: C
- EPC Rating: E
- Four Bedroom
- Countryside views
- Generous Garden
- Driveway for Multiple cars
- Original Features
- Master Bedroom with Ensuite





## Interior

### Ground Floor

**Living Room** 4.22m x 4.11m (13'10" x 13'6") Double Glazed Window. Wooden Flooring. Radiator. Wood Burner

**Kitchen** 5.44m x 5.16m (17'10" x 16'11") Double Glazed Window and Patio Doors. Wooden Flooring. Partially Tiled Walls. Range of Base and Wall Units. Sink with Drainer. Integrated Hob, Oven and Extractor Fan.

**Ground floor Bathroom** 11 x 1.78m (11 x 5'10") Double Glazed Window. Tiled Flooring. Partially Tiled Walls. Radiator. Bath. Low Level WC. Hand Wash Basin

### First Floor

**Bedroom Two** 3.58m x 2.72m (11'9" x 8'11") Double Glazed Window. Carpet. Fireplace. Radiator.

**Bedroom Three** 3.5m x 2.77m (11'6" x 9'1") Double Glazed Window. Carpet. Radiator. Cupboard.

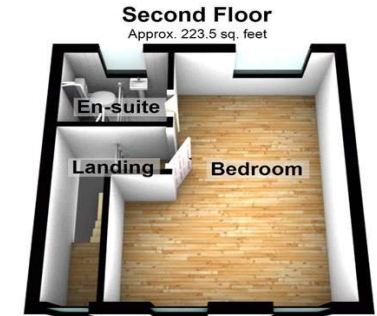
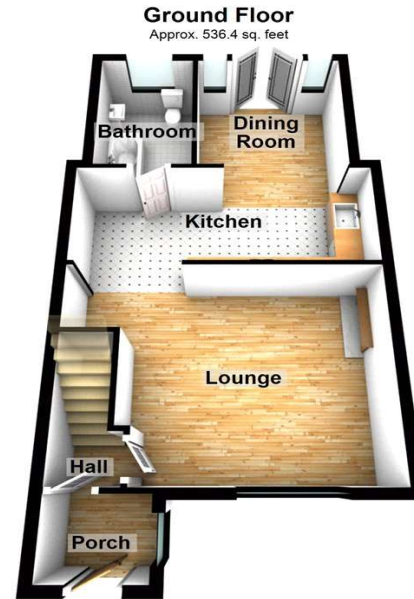
**Bedroom Four** 2.6m x 2.4m (8'6" x 7'10") Double Glazed Window. Carpet. Radiator

### Second Floor

**Bedroom One** 4.65m x 3.45m (15'3" x 11'4") Double Glazed Windows. Carpet. Radiator

**Ensuite Bathroom** 1.7m x 1.45m (5'7" x 4'9") Double Glazed Window. Tiled Flooring. Partially Tiled Walls.

Low Level WC. Hand Wash Basin. Corner Shower Unit.



Total area: approx. 1124.4 sq. feet

Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.  
Plan produced using PlanUp.





## Additional Information

A stunning but underrated village in north Kent has proved to be the number one spot for buyers this year. Cliffe Woods is a village on the Hoo Peninsula in Medway, built in an ancient area of woodland. It has been declared as the number one spot in Kent for buyer searches, according to Rightmove. Cliffe woods is a village which is situated closely to Cliffe and only a 5 minute drive to local Motorway links. The local parish is Cliffe and Cliffe woods Parish council.

## Property Location

Lower Rochester Road, Rochester, Kent, ME3 8EJ



**FOR MORE INFORMATION  
CONTACT US TODAY.**

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