



Church Street | Rochester, Kent, ME1 2DA



Guide Price £240,000 to £260,000 Freehold

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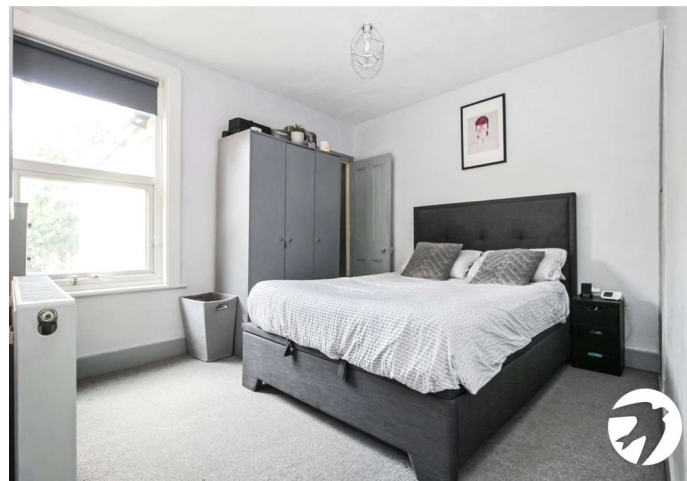
## Church Street, Rochester

This charming Victorian terrace house is located within a 15 minute walk from Rochester high speed train station and its historic cobbled high street.

The living room has a cozy feel and the stunning feature fireplace takes center stage. This leads through to the central dining room which is very spacious. The galley style kitchen is well appointed and benefits from an integrated oven and hob with extractor fan.

On the first floor there are two double bedrooms and a good size single which is located off of the second bedroom. This could double as a home office or dressing room.

The rear garden has been designed to be low maintenance with an artificial lawn.



## Property Features

- Council Tax: B
- EPC Rating: D
- Popular location
- Close to the train station
- 35ft Rear West Facing Garden
- Ground Floor Bathroom
- Move in ready
- Ideal for first time buyers

## Interior

### Ground Floor

**Living Room** 3.15m x 2.87m (10'4" x 9'5")

**Dining Room** 3.12m x 3.7m (10'3" x 12'2")

**Kitchen** 3.12m x 2.18m (10'3" x 7'2")

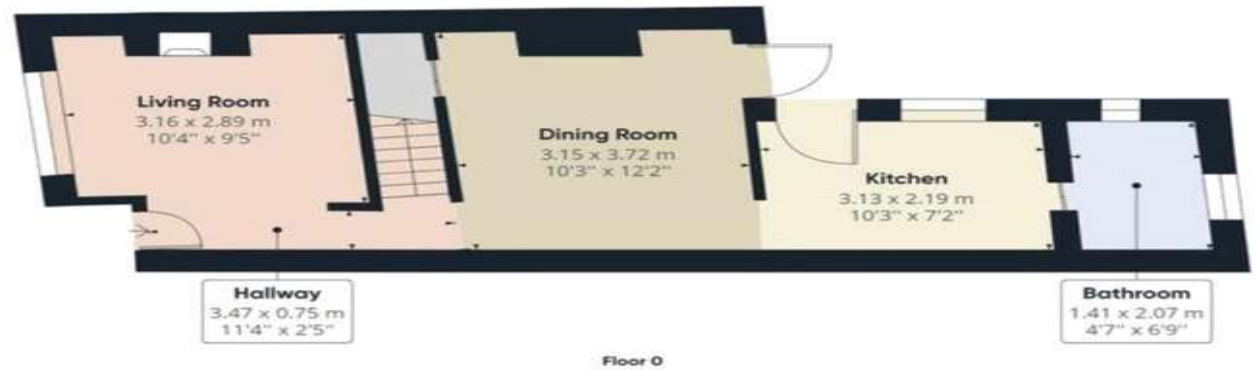
**Bathroom** 2.06m x 1.4m (6'9" x 4'7")

### First Floor

**Bedroom** 3.18m x 3.76m (10'5" x 12'4")

**Bedroom** 3.12m x 3.76m (10'3" x 12'4")

**Bedroom** 3.1m x 2.2m (10'2" x 7'3")



## Exterior

Enclosed 35ft Rear West Facing Garden

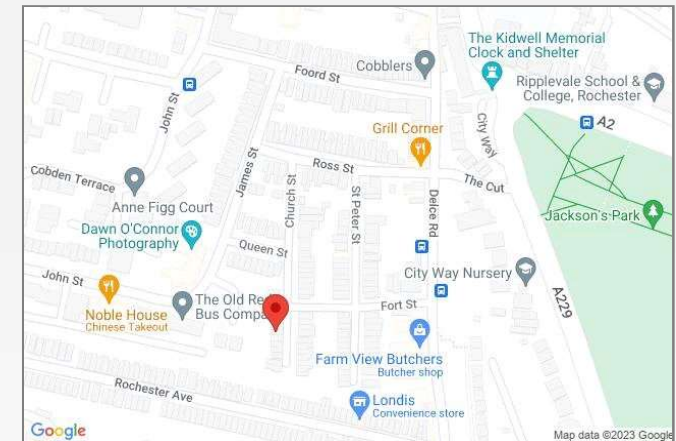






## Property Location

Church Street, Rochester, Kent, ME1 2DA



## Additional Information

Rochester boasts an abundance of History and is heavily connected to Charles Dickens, the Dickens festival being one of a number of themed weekends held in the high street throughout the year. The cobbled high street is a huge attraction for its independent boutique shops, quaint cafe's, highly recommended restaurants and traditional pubs. Rochester Cathedral and Castle sit on the edge of a sweeping bend of the River Medway. Whilst famous for it's historical connections, Rochester has also seen significant new riverside development in

recent years, making it attractive from a lifestyle and commuting perspective. Its newly built station offers High Speed rail links to Stratford International in 30 minutes or St Pancras International in 38 minutes. London Victoria is also accessible in just 52 minutes. Trips to the continent are also within easy reach via the Eurostar, which departs from nearby Ebbsfleet. In any part of the town you are never too far from road links, the A2 and M2 are easily accessible in under 5 miles. With the M20 and M25 approximately 10 miles away. Rochester and near-by Chatham offer a fantastic range of primary and secondary schools, as well as the University.

**FOR MORE INFORMATION  
CONTACT US TODAY.**

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