



The Fairway | Rochester, Kent, ME1 2LT



2



1



2

Guide Price £270,000 to £290,000

Freehold

**ROBINSON MICHAEL & JACKSON**

Our service will **move** you



## The Fairway, Rochester

This newly refurbished two-bedroom semi-detached home in Rochester offers modern updates, including a new kitchen and bathroom, making it move-in ready. With no property chain, the buying process is straightforward.

The kitchen is equipped with new appliances and ample storage, while the bathroom features contemporary fixtures. The property includes a utility area and a ground floor WC for added convenience.

Located near local schools and shops, it provides easy access to essential amenities. This property is a practical and comfortable choice for your next residence. Schedule a viewing today to explore its potential.



## Property Features

- Council Tax: C
- EPC Rating: C
- Newly refurbished
- New kitchen
- New Bathroom
- Ready to move into
- No chain!
- Utility area
- Ground floor WC
- Close to local schools and shops

## Interior

### Ground Floor

**Living Room** 3.57m x 3.98m (11'9" x 13'1")

**Dining Room** 2.97m x 2.57m (9'9" x 8'5")

**Kitchen** 2.97m x 2.29m (9'9" x 7'6")

**Utility Area** 2.71m x 1.68m (8'11" x 5'6")

**WC** 1.38m x 0.65m (4'6" x 2'2")

### First Floor

**Bedroom** 2.87m x 4.03m (9'5" x 13'3")

**Bedroom** 2.99m x 3.02m (9'10" x 9'11")

**Bathroom** 1.71m x 1.90m (5'7" x 6'3")

## Exterior

Front and rear garden.







## Additional Information

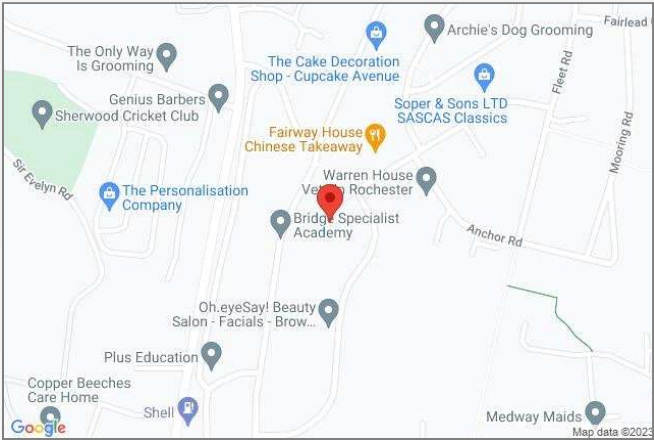
Rochester boasts an abundance of History and is heavily connected to Charles Dickens, the Dickens festival being one of a number of themed weekends held in the high street throughout the year. The cobbled high street is a huge attraction for its independent boutique shops, quaint cafe's, highly recommended 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 of Greenwich, Kent.

These particulars do not form part of an offer or contract and must not be relied upon as statements or representation of fact. Any areas, measurements, journey times or distances are approximate. The text, images, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities. References to tenure are based on information supplied by the seller. Buyer should verify all information themselves by inspection or otherwise prior to a legal commitment to purchase. Photos and images are subject to copyright.

## Property Location

The Fairway, Rochester, Kent, ME1 2LT



**FOR MORE INFORMATION  
CONTACT US TODAY.**

01634 880888  
Robinson Michael & Jackson  
22b Military Road,  
Chatham,  
Kent ME4 4JA  
chatham@robinson-jackson.com

