



# Cecil Road

Rochester | Kent | ME1 2HW







# Cecil Road

Rochester, Kent, ME1 2HW

£290,000

Freehold

Welcome to your ideal family home or investment opportunity! This spacious residence, with the added perk of a garage and gated access, boasts a perfect blend of comfort and potential, making it a prime choice for families or investors.

As you step inside, you'll be greeted by a generously sized living room, providing ample space for family gatherings or entertaining guests. The open layout ensures a warm and inviting atmosphere, making it the heart of the home.

Although the house is already a gem, it presents an exciting opportunity for customisation with slight modernisation. Unleash your creativity and personalise the space to match your unique style and preferences.

Convenience is key, and this home is strategically located within 1 mile of Rochester Station. Enjoy easy access to transportation, connecting you to various destinations effortlessly.

Don't miss out on this fantastic opportunity to own a home with great potential in a peaceful setting. Make your move today and turn this house into the perfect haven for your family or a smart investment for your future!





## Benefitting from:

- Perfect Family Home or Investment
- Large Living Room
- In Need Of Slight Modernisation
- No Chain
- Quiet Location
- Large Rear Garden
- Within 1 Mile to Rochester Station
- Garage Located to The Rear with Gated Access
- Council Tax: C
- EPC Rating: D

## Accommodation

### Ground Floor

**Porch** 2.44m x 1.83m (8' x 6')

**Living Room** 5.18m x 3.68m (17' x 12'1")

**Kitchen Dining Room** 4.98m x 2.13m (16'4" x 7')

### First Floor

**Bedroom** 4.88m x 3.05m (16' x 10')

**Bedroom** 2.74m x 3.05m (9' x 10')

**Bedroom** 3.05m x 2.13m (10' x 7')

**Bathroom** 1.85m x 1.55m (6'1" x 5'1")

## Exterior

Garden

Garage







## Additional Information

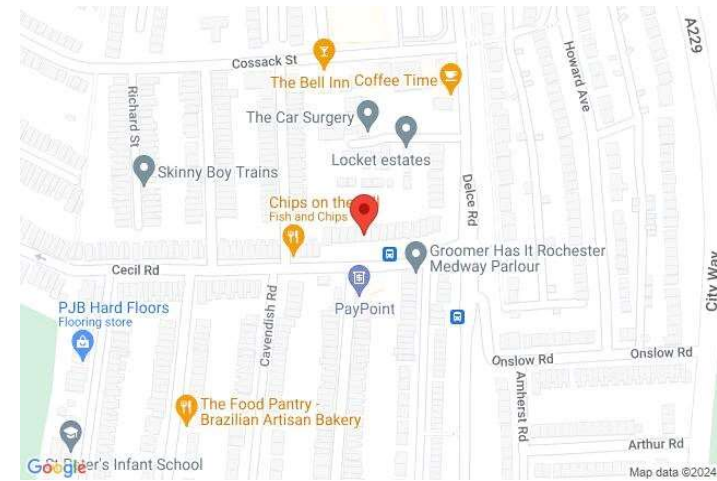
Rochester boasts an abundance of History and is heavily connected to Charles Dickens, the Dickens festival being one of a number of themed weekends held in the high street throughout the year. The cobbled high street is a huge attraction for its independent boutique shops, quaint cafe's, highly recommended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

Council Tax - C

EPC Rating - D







Total area: approx. 1082.9 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. Page produced using Planity.

## Important Notice

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.

## Location



(All distances & times are approximates)

## FOR MORE INFORMATION CONTACT US TODAY.

Sam Bahia - Branch Manager

01634 880888

Robinson Michael & Jackson  
 22b Military Road,  
 Chatham,  
 Kent, ME4 4JA

[chatham@robinson-jackson.com](mailto:chatham@robinson-jackson.com)

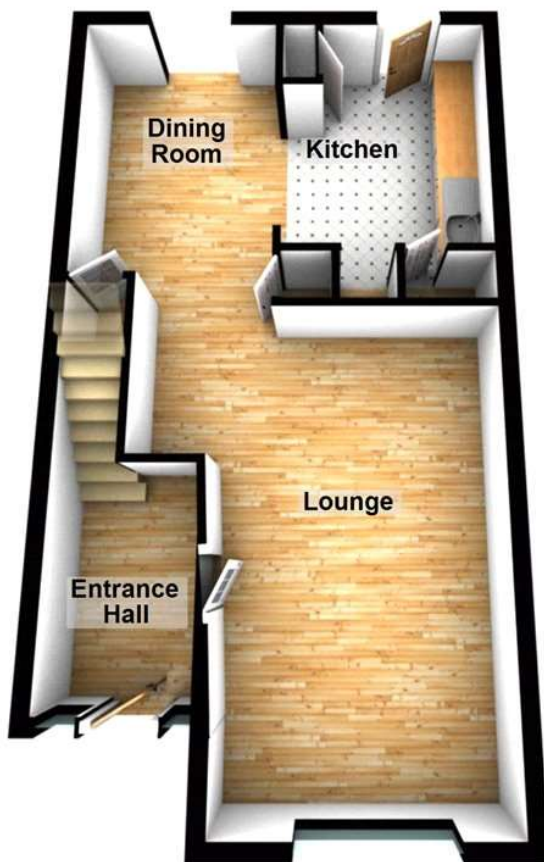
SALES | MORTGAGES | LEGALS

**ROBINSON MICHAEL & JACKSON**



### Ground Floor

Approx. 585.0 sq. feet



### First Floor

Approx. 497.9 sq. feet



Total area: approx. 1082.9 sq. feet

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