



**ROBINSON
MICHAEL
& JACKSON**
LOCAL OFFICE
01634 722777
FOR SALE



Cooling Road | Rochester, Kent, ME2 4RT

3 2 2

Guide Price £300,000 to £325,000 Freehold

ROBINSON MICHAEL & JACKSON
Our service will *move* you

Cooling Road, Rochester

Guide Price £300,000-£325,000
Robinson Michael & Jackson are proud to present this charming three bedroom victorian terrace. Situated within walking distance to the train station and local town centre.

Property Features

- Council Tax: C
- EPC Rating: D
- Three bedroom Victorian terrace
- Walking distance to train station
- Two reception rooms
- Move in ready
- Open plan kitchen/dinning area
- Converted cellar



Interior

Lounge 3.2m x 3.8m (10'6" x 12'6") Carpet, double glazed window, radiator.

Dining Room 3.58m x 3.9m (11'9" x 12'10") Vinyl flooring, double glazed window to rear, radiator.

Reception Room 3.12m x 3.94m (10'3" x 12'11") Laminate flooring, radiator, double glazed bay window to front.

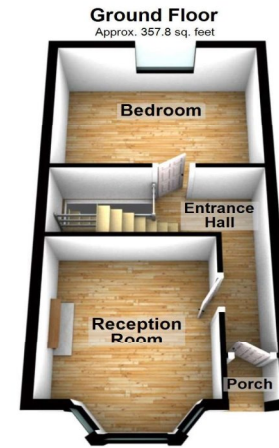
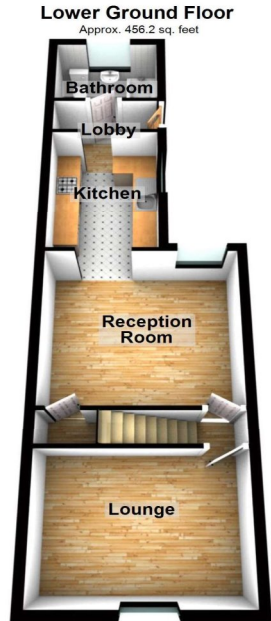
Kitchen 3.2m x 2.44m (10'6" x 8') Vinyl flooring, double glazed window to side, space for appliances.

Bedroom One 3.2m x 3.8m (10'6" x 12'6") Carpet, radiator, double glazed window to rear.

Bedroom Two 4.14m x 3.84m (13'7" x 12'7") Carpet, double glazed window.

Bedroom Three 3.58m x 3.23m (11'9" x 10'7") Carpet, double glazed window .

Bathroom 1.88m x 2.13m (6'2" x 7') Fully tiled floor to ceiling, double glazed window to rear, sink with tap, radiator, low level w.c, panelled bath with tap.



Total area: approx. 1160.5 sq. feet

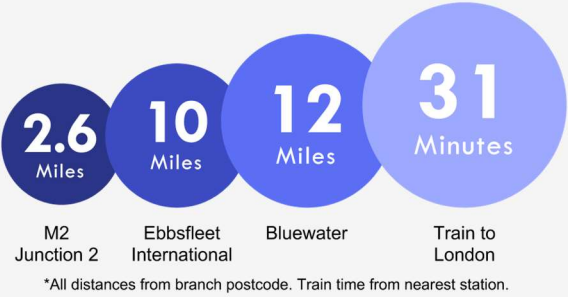
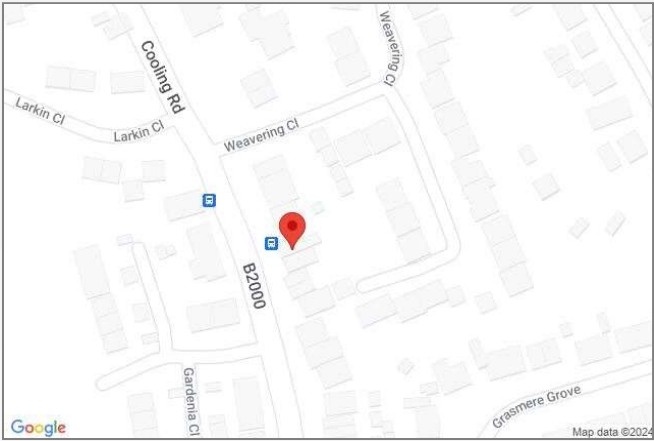
Please be advised this plan is offered for marketing purposes only. It can not be relied upon for exact or precise measurements, angles, window or door openings. Whilst every effort is made to ensure the accuracy the company or provider accepts no responsibility for the content.
Plan produced using PlanUp.





Property Location

Cooling Road, Rochester, Kent, ME2 4RT



Additional Information

Strood is a town in the unitary authority of Medway in Kent, South East England. It lies on the northwest bank of the River Medway at its lowest bridging point. Strood has a main high street which includes many large retailers including B&M, Marks and Spencer's Foodhall & Matalan. The high street is only a short drive away from the main A2/M2 motorway links.

FOR MORE INFORMATION
CONTACT US TODAY.

01634 722777
Robinson Michael & Jackson
109 High Street
Strood,
Kent ME2 4TJ
strood@robinson-jackson.com



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.