



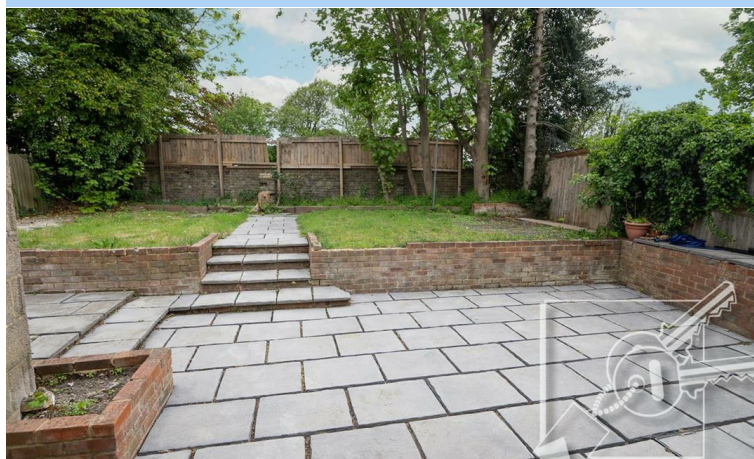
80, Cecil Road,
Rochester, ME1 2HS

Asking Price £330,000



- SOLD BY SEALEYS WALKER JARVIS
- Two Garages
- Large Garden

- 4 bedrooms/ 2 reception rooms
- Off Road Parking



80 Cecil Road, Rochester, , ME1 2HS



DESCRIPTION

A generous, newly decorated four bedroom house in Rochester with the benefit of two garages, garden and four large bedrooms, plus two large receptions - this will make this a wonderful family home when you move your furniture in, with newly laid carpets throughout, there won't be much to spend on this home.

An early viewing for this property is recommended.

LOCATION DESCRIPTION

A short drive takes you into Historic Rochester - the home of Charles Dickens, beautiful cathedral and boutique shopping - there is great road access to M2 going south to the coast or up to London and Maidstone is easily accessible too. There are many well established schools, both primary and secondary in the area making it a very popular location for families.

FRONTAGE

Up several steps to the front door set up and back slightly from the footpath. Parking to the side with doors leading into the garages.



PORCH

A small glazed porch leads into the main living room

LOUNGE

2.99m widening to 3.98m x 4.69m (9'9" widening to 13'0" x 15'4")

A large newly carpeted room with bay window to the front and opening into the second living room.

DINING ROOM

3.9m x 3.18 (12'9" x 10'5")

A generous carpeted room with stairs leading up to the first floor, understairs cupboard for storage also housing electricity meter.



KITCHEN

3m x 2.31m (9'10" x 7'6")

The kitchen is fitted with dove grey gloss base and wall units, electric oven, hob (damaged) built in, extractor over. Plumbing for washing machine and space for large appliances if required. Tiled floor. Window to side.

LOBBY

Small lobby area with door to rear garden

BATHROOM

2m x 1.78 (6'6" x 5'10")

White bathroom suite comprising bath with mixer taps, shower over and localised tiling. Stainless steel heated towel rail. Vanity with built in wash basin, low level w.c. Window to rear. Tiled flooring. Wall mounted Worcester boiler in cupboard.



FIRST FLOOR

BEDROOM 1

5.06m x 2.32m at widest point (16'7" x 7'7" at widest point)

A long thin room with window to the rear, carpeted.

BEDROOM 2

2.47m x 3.78m (8'1" x 12'4")

Second bedroom, carpeted with window to rear.

BEDROOM 3

4m x 3.84m (13'1" x 12'7")

A large bedroom at the front of the property, carpeted with window to front.



SECOND FLOOR

BEDROOM 4

5.98m x 2.9m widening to 3.9m (19'7" x 9'6" widening to 12'9")

A large, bright loft room with eaves storage, velux windows to front with large window to the rear, carpeted. Views over the garden and beyond.



TENURE

Freehold

UTILITIES

Mains water, drainage. Gas and electricity.

LOCAL AUTHORITY

Medway Council - band C council tax £1962.07
2025/2026


BROADBAND/MOBILE AVAILABILITY

BROADBAND: We understand the following networks provide Standard, Superfast and Ultrafast services in this area: Openreach and Virgin Media. You may be able to obtain broadband service from the following Fixed Wireless Access providers covering your area: EE and Three.

MOBILE: O2, Three, Vodafone and EE provide limited service both indoors and outdoors. 5G is predicted to be available around the location from the following providers: EE, Three, Vodafone. Please note that this predicted 5G coverage is for outdoors only.

This information was provided by Ofcom on
07/01/2025



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		75
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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