



## FOR SALE

### Cliffe Road, Rochester

2 Bedroom Terraced House

Open Plan Sitting Room/Diner

Newly refurbished Kitchen and Bathroom

Good Sized Garden, Garage, Parking For 1 Car

EPC Rating to follow...

**£320,000 OIRO**



## 36 Cliffe Road, Rochester

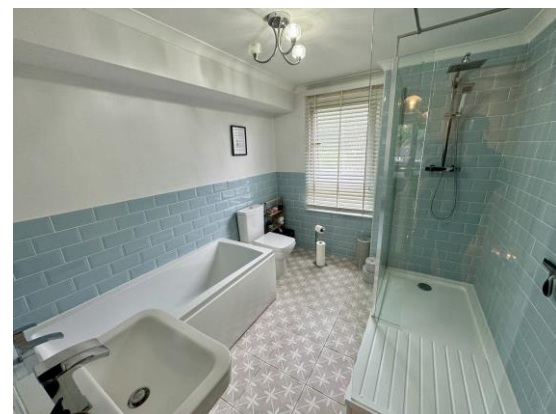
Phoenix Property Services are pleased to offer for sale this charming 2-bedroom terraced house, a perfect blend of contemporary style and homely comfort. Situated in a highly desirable part of Rochester, this property offers the ideal living experience for professionals, small families, or anyone looking to enjoy the benefits of a prime location with easy access to essential amenities and excellent transport links.

**Modern Living Spaces:** The heart of this home is its open plan sitting room and dining area, designed to create a light and airy space that's perfect for both relaxation and entertaining. Large windows flood the room with natural light, highlighting the tasteful décor and making it an inviting space to unwind or host guests.

**Newly Refurbished Kitchen:** The kitchen has been newly refurbished to a high standard, featuring modern appliances, ample storage space, and stylish finishes. Whether you're a culinary enthusiast or just love a beautiful kitchen, this space will inspire you to create delicious meals and enjoy casual dining.

**Comfortable Bedrooms:** Upstairs, you'll find two spacious bedrooms, each offering a peaceful retreat at the end of the day. The master bedroom is generously sized, while the second bedroom can serve as a comfortable guest room, home office, or child's bedroom.

**Stylish Bathroom:** The bathroom has also been newly refurbished, combining modern fixtures with elegant design.



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**Additional Conveniences:** This property comes with a range of additional features designed to make life easier. The utility area provides a practical space for laundry and storage, keeping the main living areas clutter-free. Outside, the garage offers secure parking or additional storage, and there is also a dedicated parking space for one car.

**Prime Location:** One of the standout features of this property is its prime location. Situated close to major motorways, commuting is made easy whether you're heading to London or exploring the local area. High-speed train links to London are just a short distance away, making it perfect for commuters.

Rochester itself is a vibrant and historic town, offering a range of amenities including shops, restaurants, schools, and parks. The rich history and cultural heritage of the area add to its charm, making it a fantastic place to call home.



**36 Cliffe Road, Rochester**

**FLOOR PLAN**



GROUND FLOOR  
APPROX. FLOOR  
AREA 40.0 SQ.M.  
(431 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 36.0 SQ.M.  
(388 SQ.FT.)

TOTAL APPROX. FLOOR AREA 76.0 SQ.M. (819 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Made with Metropix

**All services connected but none tested**

**Measurement by sonic tape which may be subject to some variation**

**Viewings strictly by appointment with Phoenix Property Services 54 Watling Street Gillingham ME72YN**

**Telephone 01634 575 575 Viewings may be arranged at a mutually convenient time including weekends**

**These details are produced for information only and do not form part of any contract**

**This property is Freehold**