



City Way, Rochester, Kent, ME1 2BA

Asking Price £420,000

- Four bedroom house
- No forward chain
- Sought after area
- Redecorated throughout

83 City Way, Rochester ME1 2BA

We are delighted to offer this extended four bedroom terraced house, situated in highly sought after City Way in Rochester, therefore convenient for the historic city centre of Rochester with fine Norman Castle, a Cathedral, prestigious independent Kings School and a fantastic collection of bars, cafes, pubs, restaurants and entertainment. Rochester boasts a high speed railway station for fast commuter service into London St Pancras/Kings cross and Victoria. Nearby is the M2 motorway which leads to the M20/M25 motorway network. Once inside this recently redecorated home, you will find an attractive lounge/diner, off this a superb conservatory and a well fitted kitchen with built in appliances. On the first floor there are three bedrooms and a family bathroom and from the landing a staircase leading to the master bedroom with en suite shower room. There is a good size lawned rear garden and off street parking to the front. The property has just been redecorated throughout with new carpets and offers no forward chain, Call the friendly sales team at Wright & Co today for your earliest appointment to view!



Council Tax Band: C



ENTRANCE DOOR TO:-

PORCH

Entrance door to:-

ENTRANCE HALL

Staircase to first floor with storage cupboard under, double radiator, wood effect laminate flooring, doors to:-

LOUNGE/DINER

25'0" x 12'7"

Double glazed bay window to front, double glazed French Doors to conservatory, feature coal effect gas fire (not tested), two double radiators, wood effect laminate flooring

CONSERVATORY

11'8" x 8'10"

Double glazed double doors to garden

KITCHEN

15'8" x 6'6"

Comprising of an extensive range of matching base and eye level cupboard and drawer units with associated work surfaces with inset one and half bowl single drainer stainless steel sink unit with mixer taps, built in electric oven and five ring gas hob over with extractor fan above, tiled walls, space and plumbing for washing machine and dishwasher and fridge and freezer, inset spotlighting, built in cupboard with shelving, further built in cupboard housing BAXI gas fired boiler for domestic hot water and central heating (not tested by agent), double glazed window to rear, Velux window

FIRST FLOOR LANDING

Staircase to upper floor, doors to:-

BEDROOM TWO

13'1" x 11'3"

Double glazed bay window to front, radiator, fitted carpet

BEDROOM THREE

11'9" x 11'1"

Double glazed window to rear, double radiator, fitted carpet

BEDROOM FOUR

7'2" x 6'10"

Oriel window to front, double radiator, fitted carpet

BATHROOM

Double glazed window to rear, white suite comprising of panelled bath with TRITON TATSI electric shower

unit (not tested by agent), pedestal wash hand basin, low level W.C, heated towel rail

SECOND FLOOR LANDING

BEDROOM ONE

16'4" x 13'1"

Double glazed Dorma window to rear, two Velux windows to front, built in eaves storage cupboard, fitted wardrobes, radiator, fitted carpet

SHOWER ROOM

5'8" x 4'7"

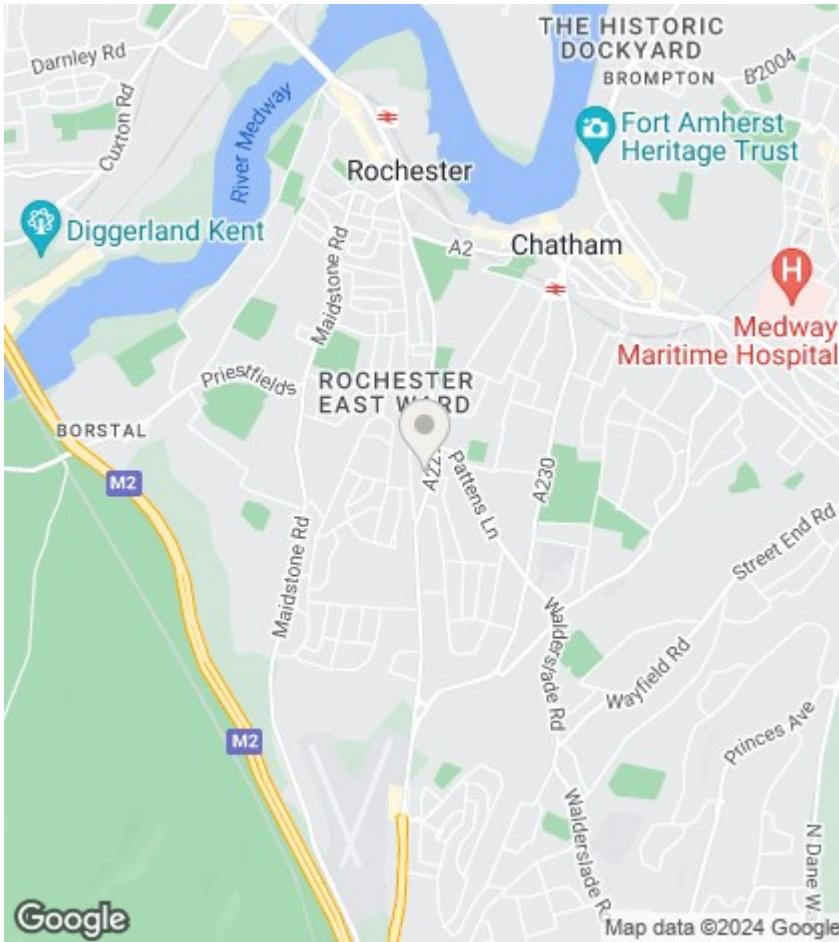
Window to rear, tiled and glazed shower cubicle, pedestal wash hand basin, low level W.C, radiator, tiled walls

EXTERIOR REAR

Approx. 90 foot garden, coloured stone patio leading to a lawned garden with path, mature cherry tree

EXTERIOR FRONT

Off-street parking for one/two vehicle



Directions

Viewings

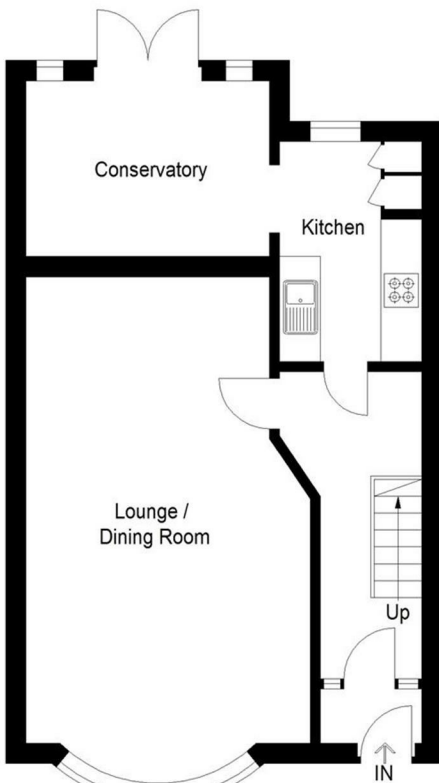
Viewings by arrangement only. Call 01634 578484 to make an appointment.

EPC Rating:

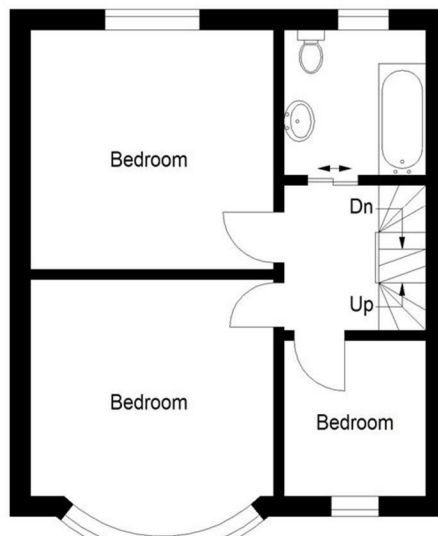
E

| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | 73 |
| (55-68) D | | | |
| (39-54) E | | 40 | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |

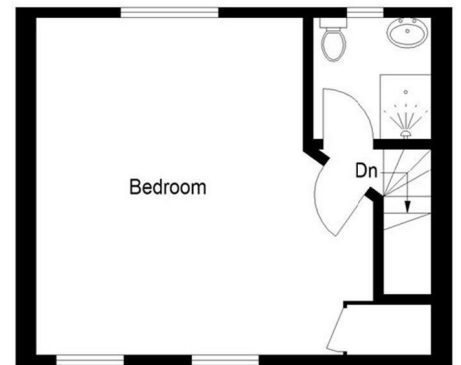
Approximate Gross Internal Area = 127.9 sq m / 1377 sq ft



Ground Floor



First Floor



Second Floor

Illustration For Identification Purposes Only. Not To Scale (ID:1099714 / Ref:88526)