



Florin Drive | | Rochester | ME1 1TP

Offers invited £360,000



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Florin Drive, Rochester — Offers Invited £360,000

3 Bedrooms | 2 Bathrooms | Garage & Parking | Freehold | Modern Terraced Home

Nestled in a quiet cul-de-sac within the sought-after Florin Drive development in Rochester, this beautifully presented three-bedroom terraced home offers bright, contemporary living in a convenient location close to local amenities and transport links.

Built in 1999, the property provides versatile accommodation arranged over three floors, perfectly suited to modern family life. On the ground floor, a welcoming entrance hall leads to a stylish kitchen/diner,

- 3 spacious bedrooms
- 1 cosy reception room
- Located on Florin Drive
- Easy access to transport links
- Viewing recommended
- 2 modern bathrooms
- Terraced house built in 1999
- Close to Rochester amenities
- Ideal for families
- Comfortable living space

Hall

Kitchen/Diner

13'6" x 9'6" (4.12m x 2.90m)

Lounge

16'2" x 13'6" (4.92m x 4.12m)

WC

6'4" x 3'1" (1.93m x 0.93m)

Landing

Bedroom 1

13'6" x 9'6" (4.12m x 2.90m)

Ensuite

6'0" x 5'7" (1.83m x 1.70m)

Bedroom 2

9'6" x 6'11" (2.90m x 2.11m)

Bedroom 3

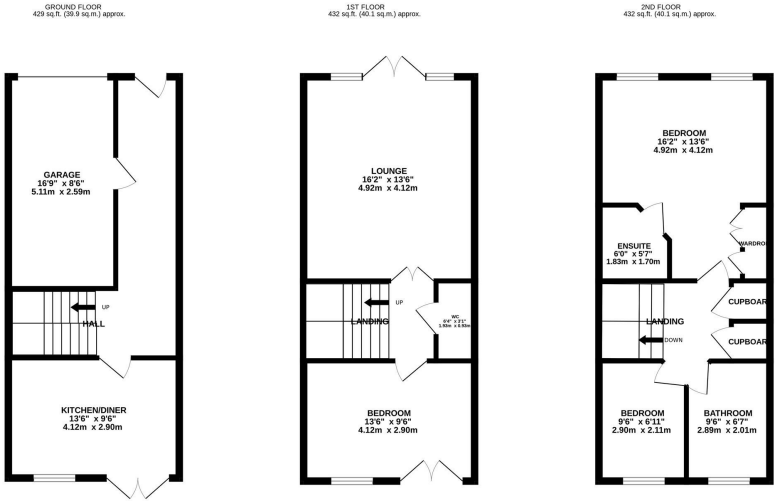
16'2" x 13'6" (4.92m x 4.12m)

Bathroom

9'6" x 6'7" (2.89m x 2.01m)

Garage

16'9" x 8'6" (5.11m x 2.59m)



TOTAL FLOOR AREA: 1293 sq ft (120.2 sq m) approx.
Whilst every attempt has been made to ensure the accuracy of the description contained herein, 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 for 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.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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