



Beaulieu Rise | Rochester | ME1 2PQ

Offers in excess of £335,000



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## Offers in excess of £335,000

Situated in the highly regarded Beaulieu Rise in Rochester, this three-bedroom semi-detached house offers an excellent opportunity for buyers seeking a spacious home with scope to update and personalise. Built in circa 1969 and set within a quiet cul-de-sac, the property benefits from a private driveway, single garage, two generous reception rooms and a south-facing rear garden, making it an ideal choice for families, first-time buyers, or anyone looking for a long-term home in a desirable location.

Inside, the property features two bright and airy reception rooms, connected by a wide archway that creates a natural flow between the lounge and dining area. Large windows and sliding patio doors allow sunlight to fill the space throughout the day, enhancing the warm and welcoming feel. The kitchen offers a traditional layout with good storage, dual-aspect windows, and easy access to the garden and garage.

- 3 well proportion bedrooms
- 2 spacious reception rooms
- Built circa 1969
- Private rear garden
- Quiet cul-de-sac location
- 1 family bathroom
- Semi-detached house
- South-facing garden
- Double glazing throughout
- Easy motorway access

### Front Exterior

### Lounge

13'2" x 11'2" (4.02m x 3.40m)

### Dining Room

9'10" x 8'7" (3.01m x 2.61m)

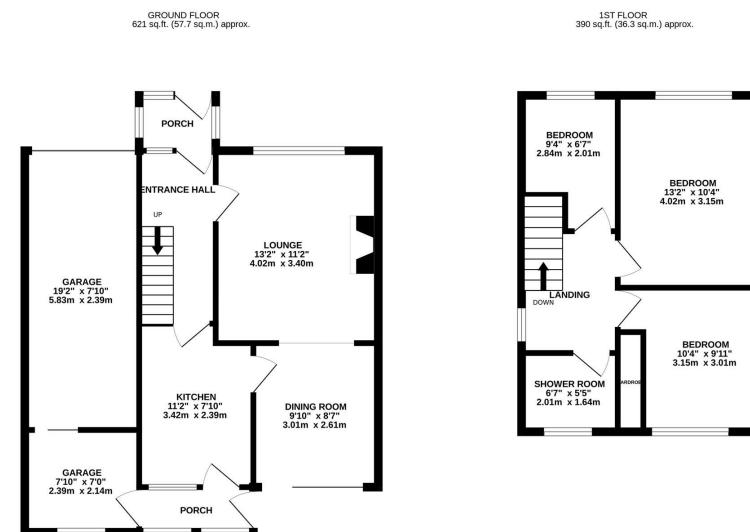
### Kitchen

11'2" x 7'10" (3.42m x 2.39m)

### Rear Garden

### Bedroom 1

13'2" x 10'4" (4.02m x 3.15m)



TOTAL FLOOR AREA: 1012 sq ft. (94 sq m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or inaccuracies. The services, systems and appliances shown have not been tested and no guarantee is given as to their condition or working order. No warranties are 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		63	75
EU Directive 2002/91/EC			

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