



Sidney Road | | Rochester | ME1 3HF

£225,000



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Situated on a quiet residential street close to Rochester's town centre, this charming two-bedroom period home offers fantastic potential for both first-time buyers and investors. Full of original character, the property features three working fireplaces, a gas fire in the living room, sash-style windows, and a variety of period details that give the home a warm and timeless feel.

The spacious layout includes two reception rooms, ideal for those wanting separate living and dining spaces, home working areas, or additional flexibility for family life. The kitchen sits to the rear of the home and leads through to a separate utility room, which includes a shower—an especially convenient feature for busy households. A downstairs WC adds further practicality.

- Chain Free
- 3 Working Fireplaces
- Ideal First Time Buy or Investment
- Large Garden
- New Boiler
- Close to Town

Entrance Hall

14'16 x 2'57 (4.67m x 2.06m)

Living Room

11'04 x 13'46 (3.45m x 5.13m)

Dining Room

11'05 X 13'84 (3.48m X 6.1m)

Kitchen

11'57 x 8'54 (4.8m x 3.81m)

Utility Room

7'78 x 5'35 (4.11m x 2.41m)

Toilet

4'45 x 2'43 (2.36m x 1.7m)

Bedroom 1

13'88 x 11'44 (6.2m x 4.47m)

Bathroom

11'33 x 7'89 (4.19m x 4.39m)

Bedroom 2

11'45 x 13'97 (4.5m x 6.43m)



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		67
(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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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 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.
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