



Catherine Street | Rochester | ME1 2HL

Guide price £250,000



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GUIDE PRICE £250,000 - £275,000

Nestled in the charming area of Catherine Street, Rochester, this delightful three-bedroom house presents an excellent opportunity for both first-time buyers and savvy investors. The property is offered chain-free, allowing for a smooth and efficient purchase process.

As you step inside, you will be greeted by a warm and inviting atmosphere, enhanced by the original features that have been lovingly preserved throughout the home. These characterful elements add a unique charm, making it a truly special place to live. The house has been well maintained, ensuring that it is ready for you to move in without the need for immediate renovations.

- 3 Separate Bedrooms
- Chain free
- Original period features
- Well maintained house
- Ideal for first-time buyers
- Perfect for investors
- Located on Catherine Street
- Close to local amenities
- Easy access to transport links
- Viewing highly recommended

Living Room

12'10" x 12'6" (3.90m x 3.80m)

Bedroom 2

11'10" x 9'2" (3.60m x 2.80m)

Sitting/Dining Room

12'10" x 9'7" (3.90m x 2.93m)

Bedroom 3

9'7" x 9'5" (2.93m x 2.87m)

Kitchen

11'10" x 9'2" (3.60m x 2.80m)

Rear Garden

Bathroom

9'2" x 6'8" (2.80m x 2.03m)

Hall

Bedroom 1

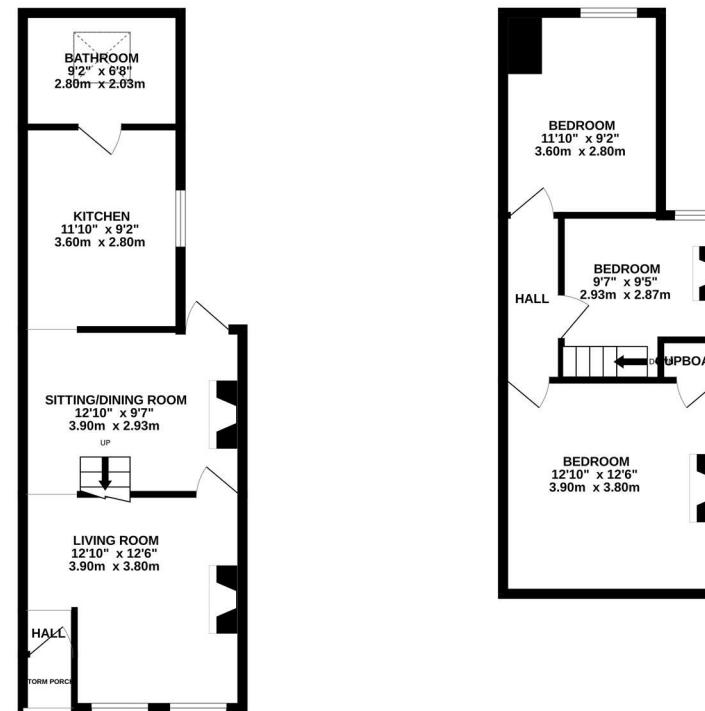
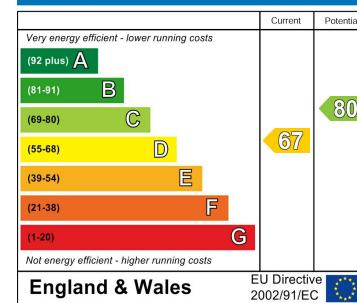
12'10" x 12'6" (3.90m x 3.80m)



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
373 sq.ft. (34.7 sq.m.) approx.

Energy Efficiency Rating



TOTAL FLOOR AREA: 813 sq.ft. (75.5 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 error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchasers. The term 'approx' is used to indicate that the plan has not been tested and no guarantee is given as to their operability or efficiency can be given.
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