



Connells

Sidney Road
ROCHESTER

Sidney Road
ROCHESTER ME1 3HF

For Sale offers over
£285,000



Property Description

This property should be at the very top of your viewing list! This three double bedroom mid terraced family home conveniently located just 1.6 Miles from the Historic Rochester Town Centre and 1.9 Miles from Rochester Train Station.

Decorated neutrally throughout the property benefits from a separate lounge and dining room, modern fitted kitchen, modern fitted family bathroom, three double bedrooms and a spacious rear garden with a patio area, perfect for entertaining.

With both Primary and Secondary Schools Rated Good in the local area and The Rochester Grammar School and the Sir Joseph Williamson's Mathematical Grammar School this is a perfect home Family Home.

Lounge

13' 4" x 14' (4.06m x 4.27m)

Dining Room

10' 8" x 14' (3.25m x 4.27m)

Kitchen

7' 8" x 10' 8" (2.34m x 3.25m)

Landing

Bedroom One

10' 8" x 13' 9" (3.25m x 4.19m)

Bedroom Two

10' 2" x 10' 7" (3.10m x 3.23m)

Bedroom Three

7' 9" x 11' (2.36m x 3.35m)

Rear Garden





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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21 High Street
 RAINHAM ME8 7HX

EPC Rating: D Council Tax
 Band: B

view this property online [connells.co.uk/Property/RAL103535](https://www.connells.co.uk/Property/RAL103535)

Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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Property Ref: RAL103535 - 0002