



17 Cavendish Road, Rochester, ME1 2HN.

Guide Price £225,000 - £250,000

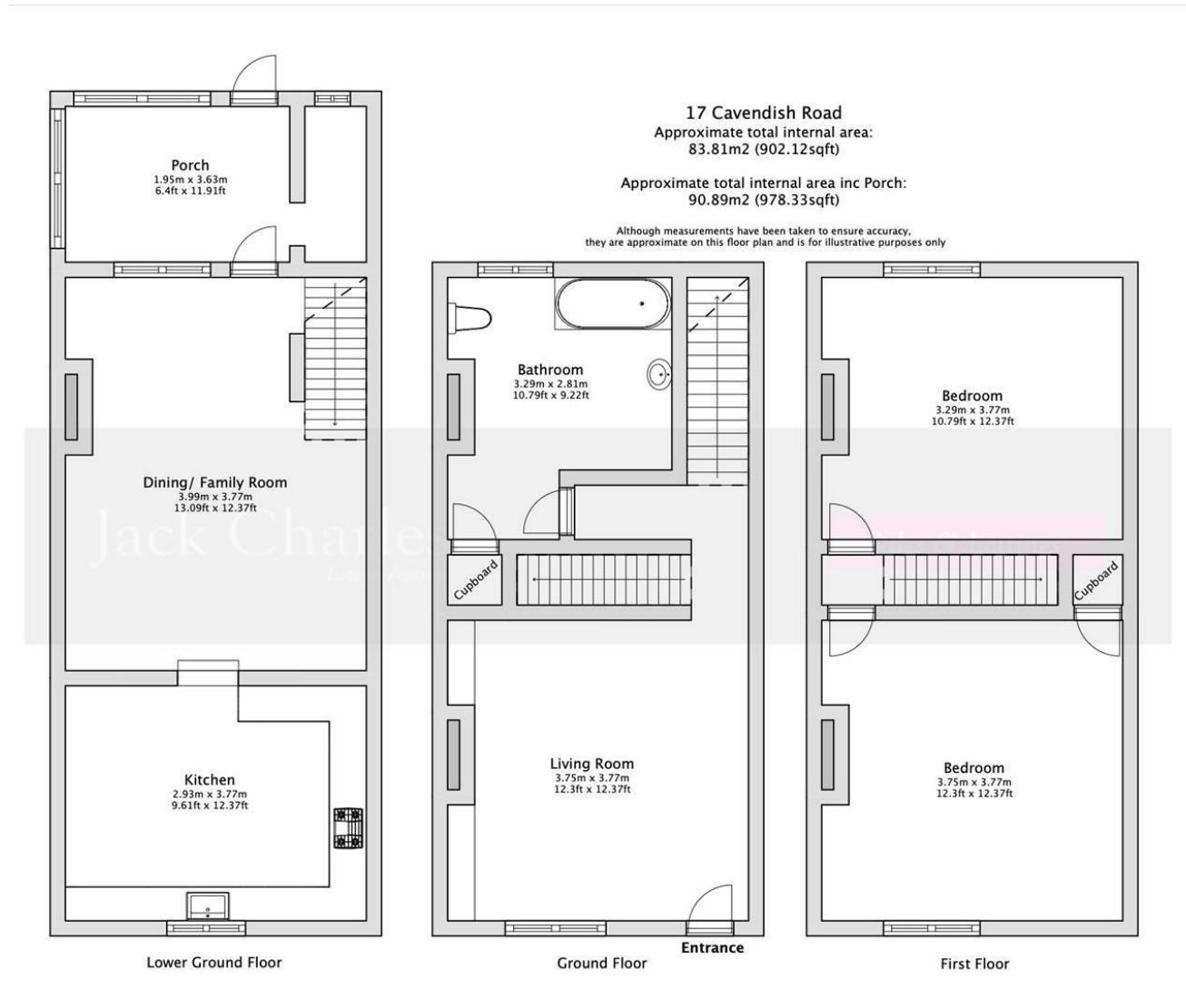
Jack Charles  
Estate Agents

Sales & Lettings



- Terraced House
- Large Family Bathroom
- Rear Garden
- Three Floors
- Sitting Room
- On Street Parking
- Two Bedrooms
- Kitchen / Breakfast Room
- Viewings Recommended

**FLOORPLAN:** Dimensions are maximum unless stated – subject to copyright this plan is intended as a guide to layout only and must not be relied upon for any other purpose.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>			EU Directive 2002/91/EC

**Important Notice:**  
 These property details are intended to give a fair description and give guidance to prospective Purchasers/Tenants. They do not constitute an offer or contract of Sale/Tenancy and all measurements are approximate. While every care has been taken in the preparation of these details neither Jack Charles Property Services Ltd nor the Vendor/Landlord accept any liability for any statement contained herein. Jack Charles Property Services Ltd has not tested any services, appliances, equipment or facilities, and nothing in these details should be deemed to be a statement that they are in good working order or that the property is in good structural condition or otherwise. We advise all applicants to commission the appropriate investigations before Exchange of Contracts/entering into a Tenancy Agreement. It should not be assumed that any contents/furnishing, furniture etc. photographed are included in the Sale/Tenancy, nor that the property remains as displayed in the photographs. No person in the employment of Jack Charles Property Service Ltd has authority to make or give any representation or warranty whatever in relation to this property.

## To Be Sold

Jack Charles are delighted to offer for sale this super Victorian terraced cottage situated in a popular road in the Historic Town of Rochester. The property is well appointed and ranges over three floors, you enter into a lovely sitting room with a window to the front, there is a doorway to an inner hall with stairs to both the first and lower ground floors as well as the family bathroom. The bathroom is a super size and has space for a separate shower cubicle if required. To the first floor there are two bedrooms and to the lower ground floor the stairs take you down to the sitting room which has a feature fire place and exposed brick chimney breast, door to a rear lean to and a step and doorway to the kitchen / breakfast room which is fitted with a range of units incorporating cupboards and drawers, space for fridge, sink unit drainer, freestanding dishwasher, gas hob and electric oven. There is a window to the front and wood effect flooring. The rear lean-to could do with replacement along with the cupboard but currently serves well as a utility area with space an plumbing for a washing machine and it gives access out to the garden. Outside the garden is designed for low maintenance and has a large paved area, and a decked seating area at the very rear, there are rockery borders and its enclosed with panel fencing.

Viewings are recommended.

## Situation

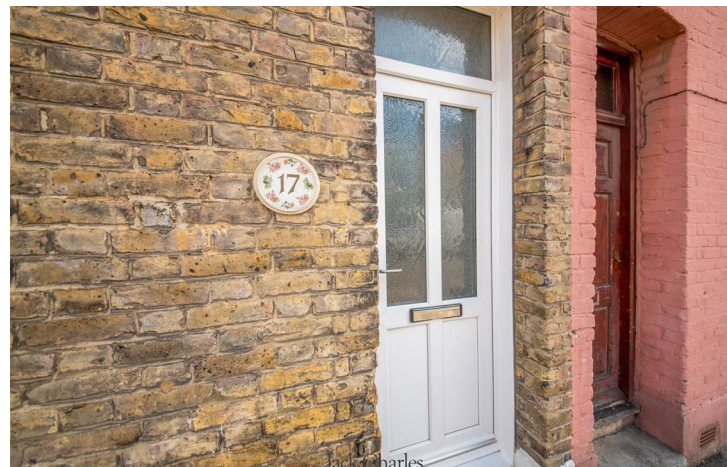
Cavendish road is situated an extremely popular residential area close to the historic town of Rochester, which offers a vibrant High Street that has a great variety of places to eat and drink. The new high speed rail link to London is also within walking distance. Rochester is renown for its highly regarded schools catering for all age groups, in both the public and private sector, including the very popular King's School, Rochester Maths Grammar School for boys & Girls. The local motorway network is accessible via the M2 and M20, providing easy access to London and the south coast.

## Personal Interest

NB. In accordance with Section 21 of the Estate Agents Act 1979, we declare that there is a personal interest in the sale of this property. The vendor of the property is a relative of an employee of Jack Charles



Jack Charles

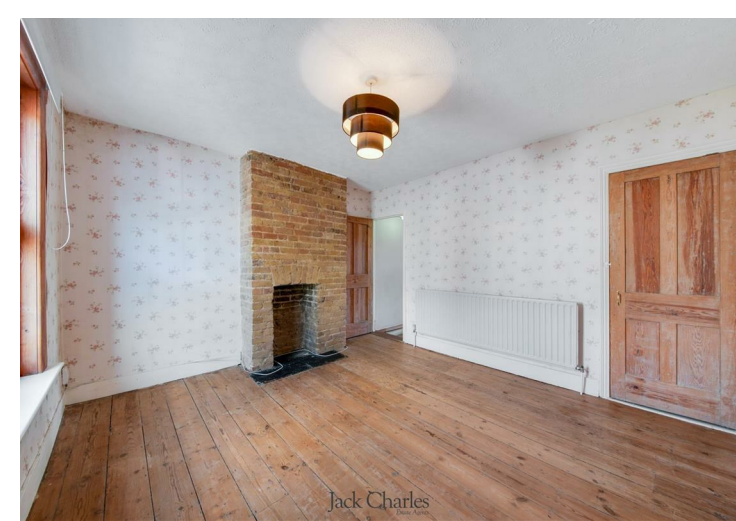


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