



Five Bells Lane, Rochester, ME1 1BW  
Asking price £375,000 Freehold



THREE LARGE DOUBLE BEDROOMS - The Homes Group are delighted to present to the market this spacious three bedroom house. Set on a popular modern development, just off the High Street in Rochester between Rochester and Chatham town centres, close to the shops, services and railway stations, this house would make an ideal family home or rental property.

Benefits include: Three double bedrooms, 21'11 lounge/diner with door and window to garden, 15'6 fitted kitchen with built-in hob and oven, en-suite to master bedroom, fitted wardrobes, family bathroom with white suite, double glazing, central heating, rear garden with decked area, and integral garage with parking to the front of the house for two cars.

The layout of the rooms as below:

#### Entrance hall

#### Kitchen

15'5 x 7'1 (4.70m x 2.16m)

#### Lounge/diner

21'11 x 12'11 narrowing to 9'0 (6.68m x 3.94m narrowing to 2.74m)

#### Landing

#### Bedroom one

15'9 x 11'2 (4.80m x 3.40m)

#### En-suite

8'2 x 6'0 (2.49m x 1.83m)

#### Bedroom two

12'0 x 10'4 widening to 12'9 (3.66m x 3.15m widening to 3.89m)

#### Bedroom three

13'10 x 8'5 (4.22m x 2.57m)

#### Bathroom

8'4 x 7'4 (2.54m x 2.24m)

#### Rear garden

#### Integral garage

15'6 x 8'3 (4.72m x 2.51m)

#### Driveway

**Tenure: FREEHOLD**

**Council tax: Band D**









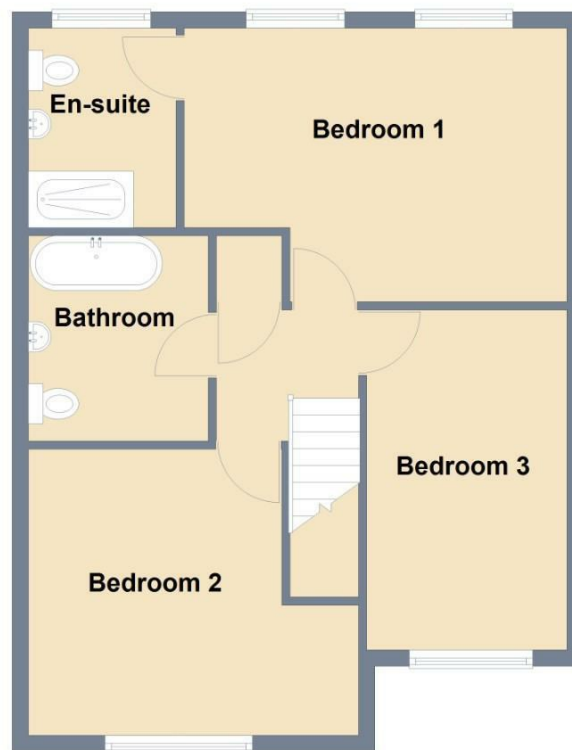
## Ground Floor

Approx. 55.5 sq. metres (596.9 sq. feet)

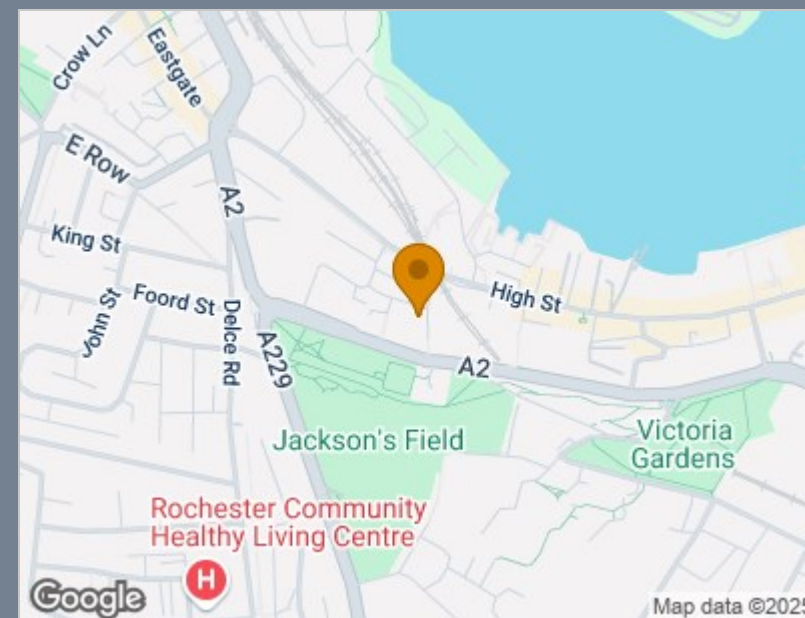


## First Floor

Approx. 55.9 sq. metres (601.3 sq. feet)



Total area: approx. 111.3 sq. metres (1198.2 sq. feet)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		88
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## Viewing

Please contact The Homes Group Office on 01322 875000 if you wish to arrange a viewing appointment for this property or require further information.

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