



Price
£525,000

Freehold

3x  1x  2x 

**Roebuck Road,
Rochester, Kent, ME1**

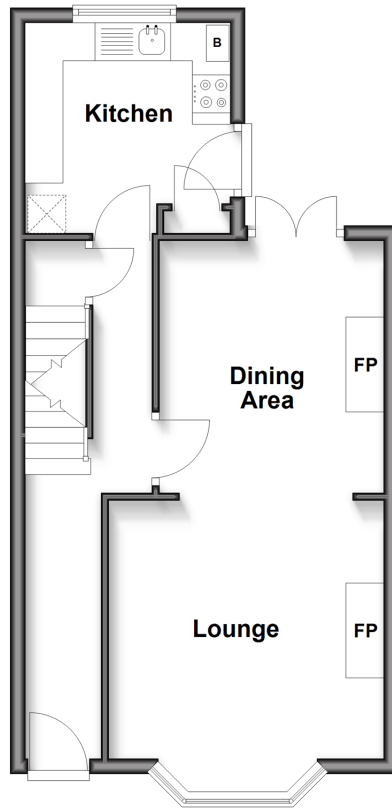
OVER 60?

Secure this property
for up to **59% less!**

Wards
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Split Level Ground Floor

Approx. 38.3 sq. metres (412.3 sq. feet)



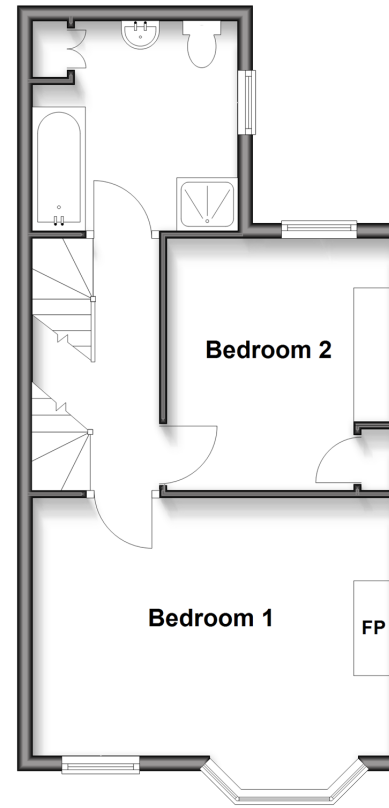
Basement

Approx. 11.2 sq. metres (120.2 sq. feet)



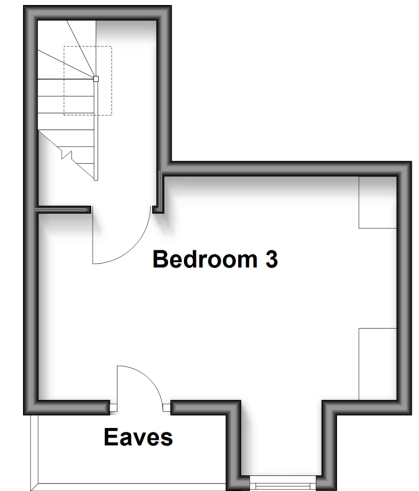
First Floor

Approx. 35.6 sq. metres (382.8 sq. feet)



Second Floor

Approx. 18.2 sq. metres (196.3 sq. feet)



Accommodation

SPLIT LEVEL GROUND FLOOR

Hallway
Lounge : 13'8 x 11'9 (4.17m x 3.58m)
Dining Area: 11'9 x 10'11 (3.58m x 3.33m)
Kitchen: 11'5 x 9'1 (3.48m x 2.77m)

BASEMENT

Cellar: 11'5 x 4'9 (3.48m x 1.45m)

FIRST FLOOR

Landing
Bedroom 1: 15'7 x 13'7 (4.75m x 4.14m)
Bedroom 2: 11'0 x 9'11 (3.36m x 3.02m)
Bathroom: 9'0 x 8'10 (2.75m x 2.69m)

SECOND FLOOR

Landing
Bedroom 3: 14'5 x 13'1 (4.40m x 3.99m)

OUTSIDE

Front and Rear Garden



Main features

- Characterful period house in a sought after location
- Spread over 4 floors with a cellar
- Lounge and dining area perfect for entertaining
- Walking distance to the historic High Street and high speed station
- Catchment area for top performing schools



Nearest Schools

Primary Schools: St Margaret's at Troy Town CofE Voluntary Controlled Primary 0.1 miles

Secondary Schools: Fort Pitt Grammar School 0.6 miles



Transport Information

Train Stations: Rochester 0.6 miles, Strood 1.0 miles, Chatham 1.0 miles



Address

Roebuck Road, Rochester, Kent, ME1



Directions

For directions to this property please contact us.



Wards
Helping you move forwards

Call Rochester Branch 01634 830925 ■ wardsofkent.co.uk



■ Legal advice should be taken to verify fixtures/fittings, planning, alterations and/or lease details ■ Appliances & services are untested, dimensions are approximate and floor plans are not to scale
■ Through a Homewise Home For Life Plan people aged 60+ can secure this property for up to 59% less, by purchasing a Lifetime Lease.



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