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HERE TO GET *you* THERE



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# The Tideway, Rochester

## Guide Price £350,000

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GUIDE PRICE - £350,000-375,000 - Hunters are delighted to bring to the market this fabulous three bedroom semi detached home in the popular location of The Tideway in Rochester.

A fantastic property throughout, its been made to be ready to move into by the current vendors. With extensive renovations throughout including, decorating, new kitchen, new bathroom and so much more - it's a dream come true for buyers who are wanting to move in with no works required.

Downstairs you will find a cosy entrance hall which leads to the lounge and then through to a large kitchen/diner which has been fully renovated throughout. There is also a downstairs WC and useful utility space. Upstairs you will find three good size bedrooms which are all beautifully laid out and decorated nicely.

Outside you will find a well proportioned garden which is split between patio and lawn - perfect for those incoming summer evenings to enjoy with friends and family. There is also parking at the rear of the property for multiple vehicles! This is a huge plus in terms of safety and practicality.

This property won't be around for long - Call Hunters Medway today to arrange your viewing by appointment only.

### Key Details

Energy Supplies - Mains Gas & Electric

Telephone and Broadband Supplier - Sky and Virgin (High Speeds Possible with Fibre)

Water Supplies - Mains Water

Tenure - Freehold

Council - Medway

Council Tax Band - C

Mobile Phone Signal - Good across all networks.

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## KEY FEATURES

- THREE BEDROOM HOME
- REFURBISHED THROUGHOUT
  - GREAT LOCATION
  - OFF ROAD PARKING
  - LARGE GARDEN
  - BEAUTIFUL KITCHEN





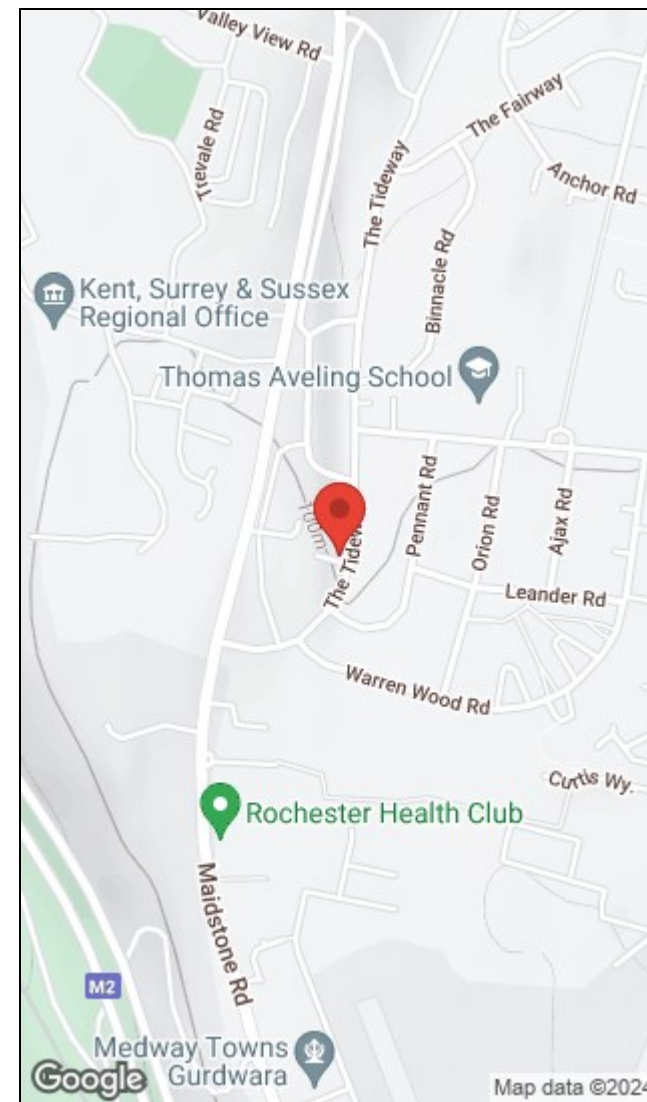


**Ground Floor**

**First Floor**

Total floor area 80.3 sq.m. (864 sq.ft.) approx

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.



Energy Efficiency Rating	
Current	Potential
	86
70	
<small>Very energy efficient - lower running costs</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not energy efficient - higher running costs</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
<small>Very environmentally friendly - lower CO<sub>2</sub> emissions</small> (92 plus) <b>A</b> (81-91) <b>B</b> (69-80) <b>C</b> (55-68) <b>D</b> (39-54) <b>E</b> (21-38) <b>F</b> (1-20) <b>G</b> <small>Not environmentally friendly - higher CO<sub>2</sub> emissions</small>	
England & Wales <small>EU Directive 2002/91/EC</small>	

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