



## Bligh Way, , Rochester, ME2 2XE

- THREE GOOD SIZED BEDROOMS
- MODERN BATHROOM AND SEPARATE WC
- PATIO DOORS OPENING OUT ON TO A LARGE PATIO AREA
- WELL SERVICED AREA FOR SHOPS, LEISURE FACILITIES AND SCHOOLS
- ATTRACTIVE 'L' SHAPED KITCHEN/DINER
- SET IN AN ENCLAVE POSITION
- GENEROUS SIZE GARDEN FOR ALL ENTHUSIASTS
- EPC D (58)

**Asking Price £325,000**



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## DESCRIPTION

Hunters are delighted to offer to the market this fabulous three bedroom end of terrace family home situated in the popular location of Bligh Way. This spacious and generously proportioned accommodation comprises of a reception hall, a lovely sized double aspect lounge with patio doors that lead onto the patio and garden area. There is also an attractive 'L' shaped kitchen/diner and from the reception hall there is stairs to the first floor with three good size bedrooms and a modern family bathroom with shower over the bath and separate WC.

Outside, the home is approached via landscaped, tiled steps interspersed with borders and a side gate giving access to the rear, where you will find the generously sized rear garden, which is a particular feature of this home. This is mainly laid to lawn and flanked with mature shrubs and bushes and decorated by a large patio area separated by a sleeper lined raised border and steps up to the grass.

This area is well serviced by plentiful shops, railway and road links to both London areas for commuters and the coastal areas for those family days out. Schools There is an abundance of schools around the area to accommodate all choices as well as leisure facilities for most activities.

EPC D (58)  
Council Tax Band B

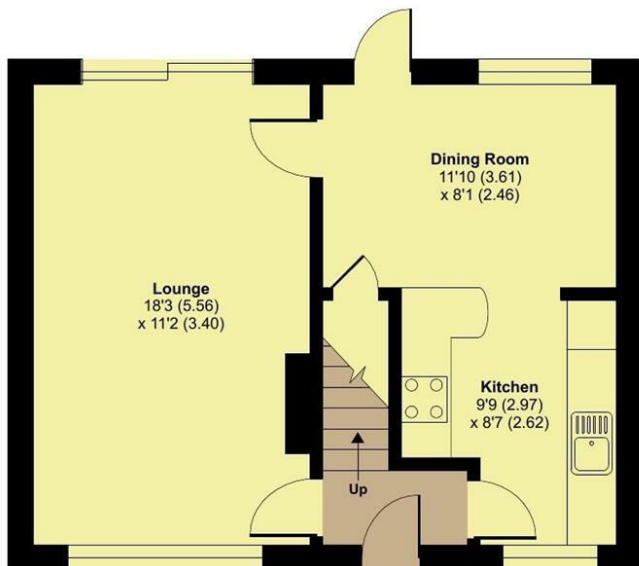




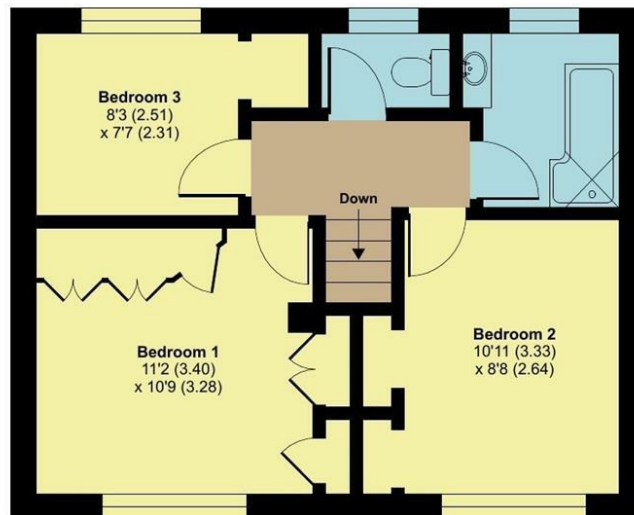
# Bligh Way, Rochester, ME2

Approximate Area = 870 sq ft / 80.8 sq m

For identification only - Not to scale



**GROUND FLOOR**  
APPROX FLOOR  
AREA 40.4 SQ M  
(435 SQ FT)



**FIRST FLOOR**  
APPROX FLOOR  
AREA 40.4 SQ M  
(435 SQ FT)

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2022. Produced for Hunters Property Group. REF: 899489

## Viewings

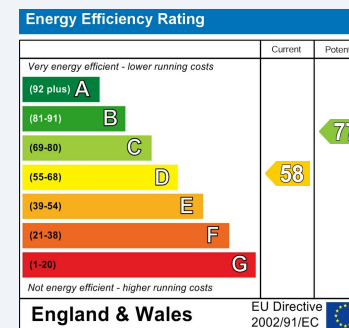
Please contact [medway@hunters.com](mailto:medway@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

## Valuations

For a valuation of your property, please email the team with your property details, contact information and the times you are available.

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.



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