



HUNTERS[®]
HERE TO GET *you* THERE

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The Fort, Rochester, ME1 2FE

Offers In The Region Of £350,000

HUNTERS[®]

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WOW! - WHAT A HOUSE! - Hunters are delighted to offer this fantastic two bedroom coach house to the market in the popular location of The Fort in Rochester.

This lovely home is situated on an exclusive development and within walking distance of the historic Rochester High Street with high speed rail services to London from Rochester Station. This beautifully presented first floor coach house with private garden must be viewed to appreciate everything on offer.

Step inside to find a welcoming hallway with stairs up to all areas of the home, downstairs you will also find access to the garage which is a huge plus for properties in this area. In the main part of the home you will find two well proportioned bedrooms, a main bathroom with an additional shower room as well in the form of an en suite and a large lounge/dining/kitchen area which is completely open plan and modern throughout. There is also a balcony from this room with lovely views.

Outside you will find a private garden to the side of the property, it's a fantastic thing to offer with this home and means you can enjoy those long summer evenings in peace and quiet!

The proximity to the local school/s is fantastic also, there really is so much more we could say, but the best thing to do would be to come and view the property. Call Hunters Medway today to arrange your viewing by appointment only.

KEY FEATURES

FREEHOLD

MAINS DRAINAGE

MAINS WATER SUPPLIES

MAINS GAS AND ELECTRIC

FIBRE OPTIC CABLE AVAILABLE IN AREA

GOOD TELEPHONE SIGNAL ACROSS ALL MAJOR NETWORKS.

6 Military Road, Chatham, Kent, ME4 4JA | 01634 565310

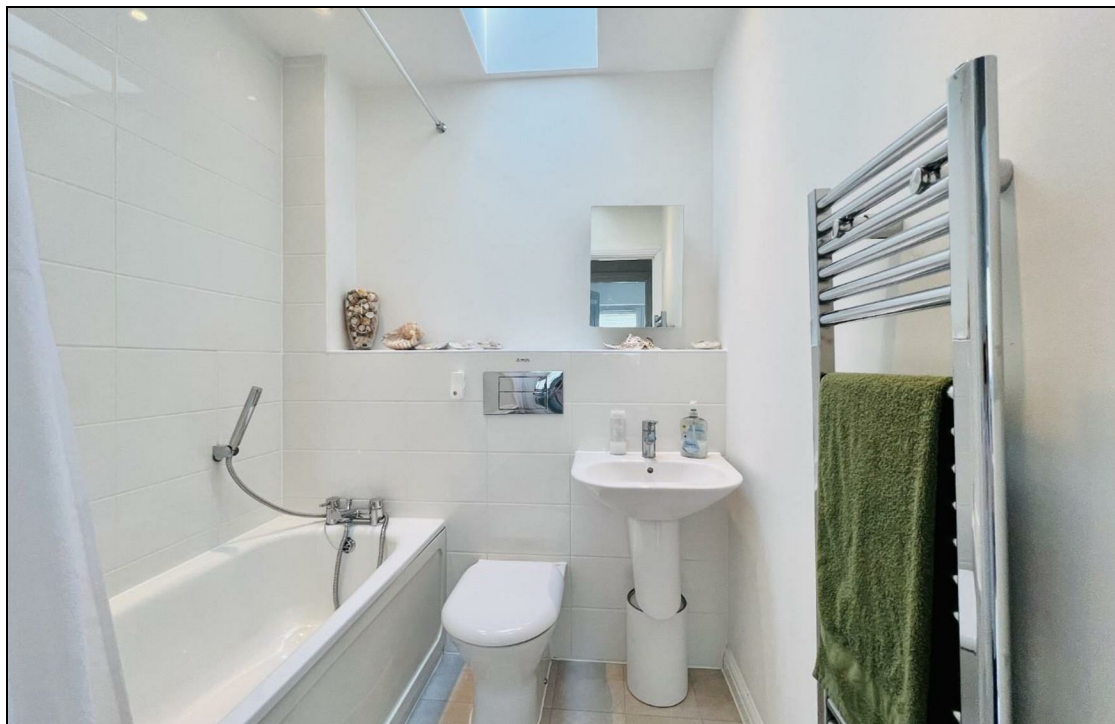
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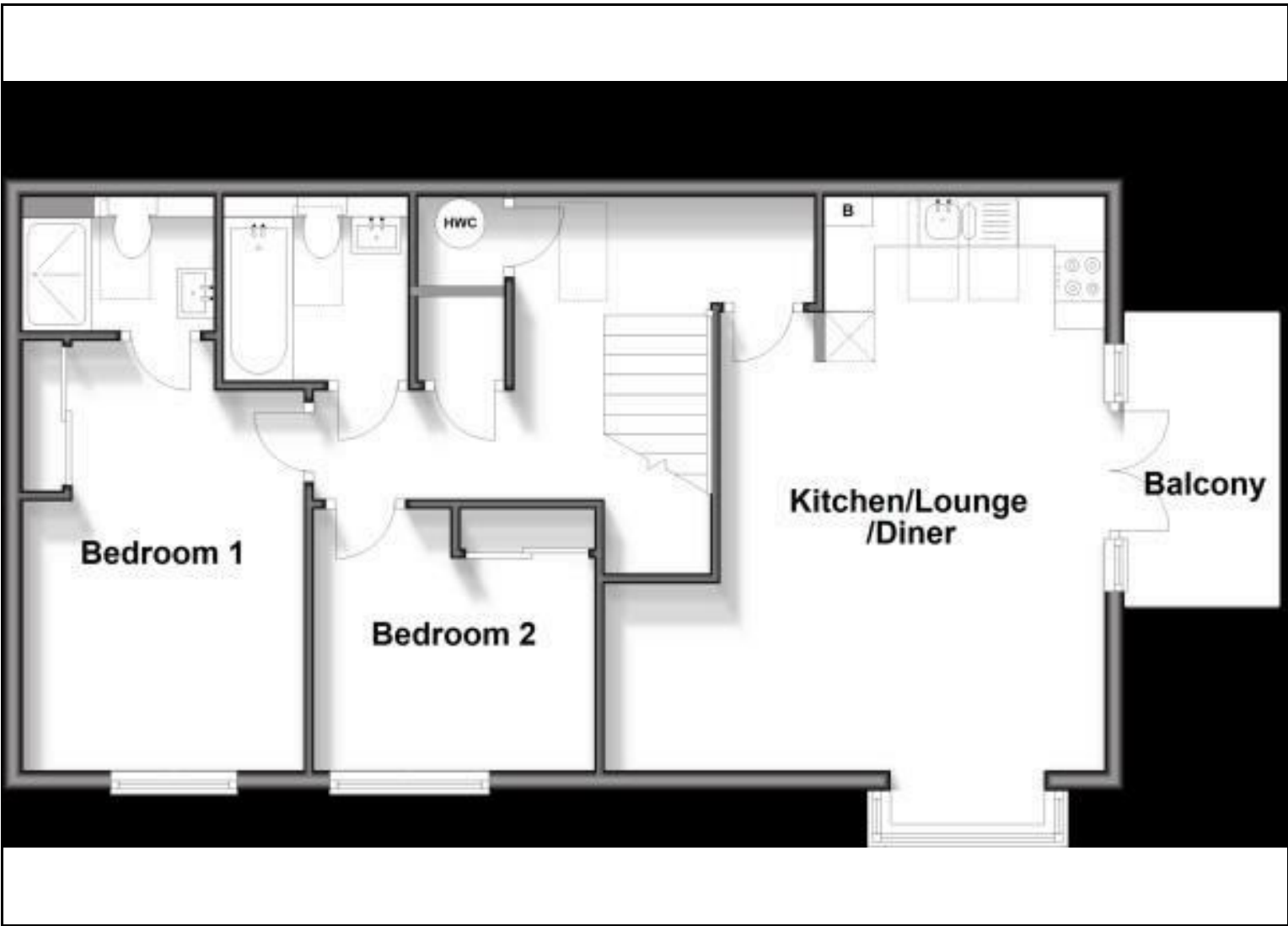


KEY FEATURES

- TWO BEDROOM COACH HOUSE
 - FANTASTIC LOCATION
 - GARAGE
 - PRIVATE GARDEN
 - ADDITIONAL BALCONY FROM LOUNGE
- MAIN BATHROOM AND ADDITIONAL SHOWER ROOM
- CLOSE TO ROCHESTER HSI STATION.







Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92 plus) A		94	(81-91) A
(81-91) B			(69-80) C
(69-80) C		72	(55-68) D
(55-68) D			(39-54) E
(39-54) E			(21-38) F
(21-38) F			(1-20) G
(1-20) G			Not environmentally friendly - higher CO ₂ emissions
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		EU Directive 2002/91/EC	
England & Wales		England & Wales	

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