



63 Warren Wood Road

Rochester ME1 2XA

Guide Price £280,000



VIRTUAL TOUR AVAILABLE. GUIDE PRICE £280,000 - £300,000. CLOSE TO GRAMMAR SCHOOLS.

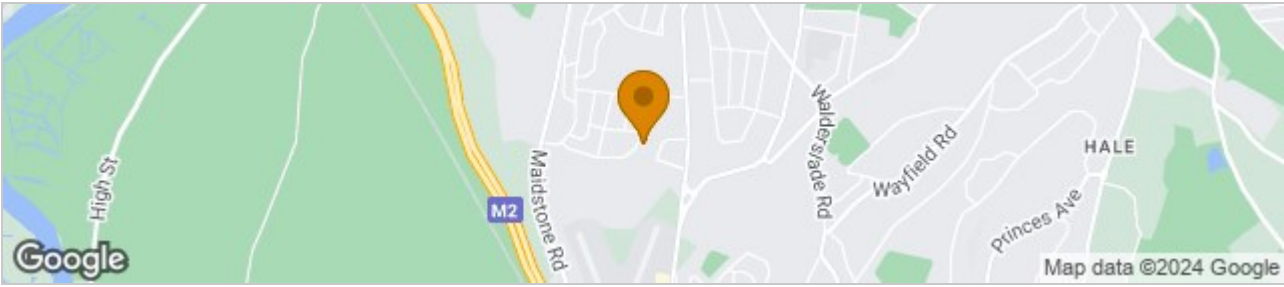
Come and view this lovely family home with three good size bedrooms in the sought after Rochester, ME1 area. Warren Wood Road is just off of the popular City Way, where there are local schools for all ages, shops and bus routes are all within easy walking distance. The whole property is of a good size, boasting a versatile entrance room, hallway, downstairs cloakroom/wc, large spacious kitchen/diner and a well proportioned lounge on the ground floor. Upstairs you will find three bedrooms and a family shower room. The rear garden is easy to maintain, made up of a hard standing patio and shingle areas and has access to the rear. Addition benefits include gas central heating, double glazed windows and front and rear gardens.

Rochester has grown to become one of England's finest locations, with its very own Castle and Cathedral and was home to Charles Dickens with the festival being celebrated each year.

Call us now to book your internal viewing
COUNCIL TAX BAND C



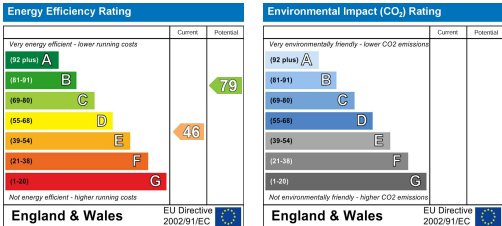
Area Map



Floor Plans

<p>Ground Floor</p>	<p>Approximate total area[®] 926.12 ft² 86.04 m²</p> <p>Reduced headroom 1.73 ft² 0.16 m²</p>
<p>Floor 1</p>	<p>Excluding balconies and terraces</p> <p>☐ Reduced headroom (below 1.5m/4.92ft)</p> <p><small>While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.</small></p> <p>GIRAFFE 360</p>

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for your guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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