

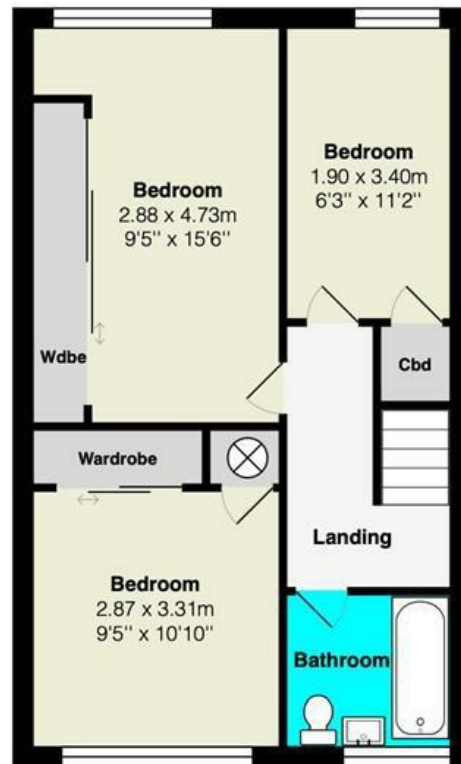
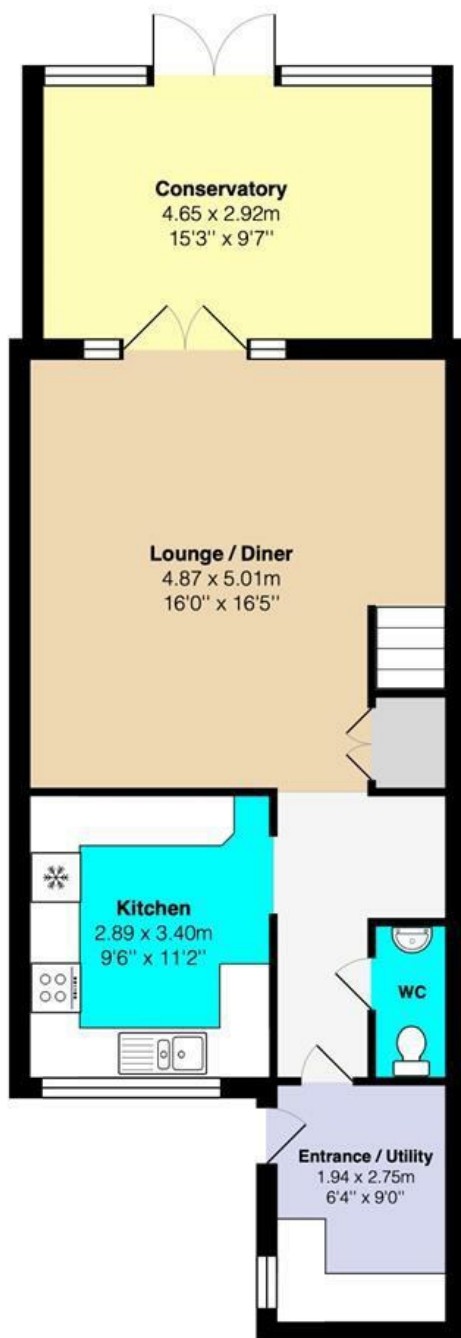


## 137 Warren Wood Road, Rochester, ME1 2XE

Nestled in the sought-after area of Warren Wood Road, Rochester, this charming mid-terrace house offers a delightful blend of comfort and convenience. The property boasts a spacious living area that is perfect for both relaxation and entertaining. The house features three generously sized double bedrooms, providing ample space for family or guests. The well-appointed bathroom caters to the needs of modern living, ensuring comfort and practicality. One of the standout features of this home is the large conservatory, which invites an abundance of natural light and creates a lovely space to enjoy the garden views throughout the seasons. This property has been well maintained and is situated in a popular location, making it an ideal choice for families and professionals alike. The proximity to the M2 and M20 motorway links ensures easy access to surrounding areas, enhancing the appeal for those who commute. This home presents a wonderful opportunity for anyone looking to settle in a vibrant community while enjoying the benefits of spacious living. With its attractive features and prime location, this property is not to be missed. Council Tax band C. EPC rating D.

**£300,000**

- THREE DOUBLE BEDROOMS
- LARGE LIVING SPACE
- EPC RATING D
- COUNCIL TAX BAND C
- LARGE ENTRANCE ROOM
- OFF STREET LOCATION
- CONSERVATORY
- CLOSE TO M2/M20 MOTORWAY LINKS
- WARREN WOOD AREA



Area: 101.8 m<sup>2</sup> ... 1096 ft<sup>2</sup>

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		61	76
England & Wales		EU Directive 2002/91/EC	

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