



The Fairway, Rochester

2 Bedroom, 1 Bathroom, House - Semi-Detached

£300,000



I'm pleased to present this immaculate, semi-detached house for sale. This property typifies the perfect blend of tranquillity and convenience, making it an ideal choice for first-time buyers or families.

The house comprises of two comfortable bedrooms, a functional large open plan kitchen/diner, a modern bathroom and a cosy reception room. All spaces are well-proportioned and have been maintained to a praiseworthy standard.

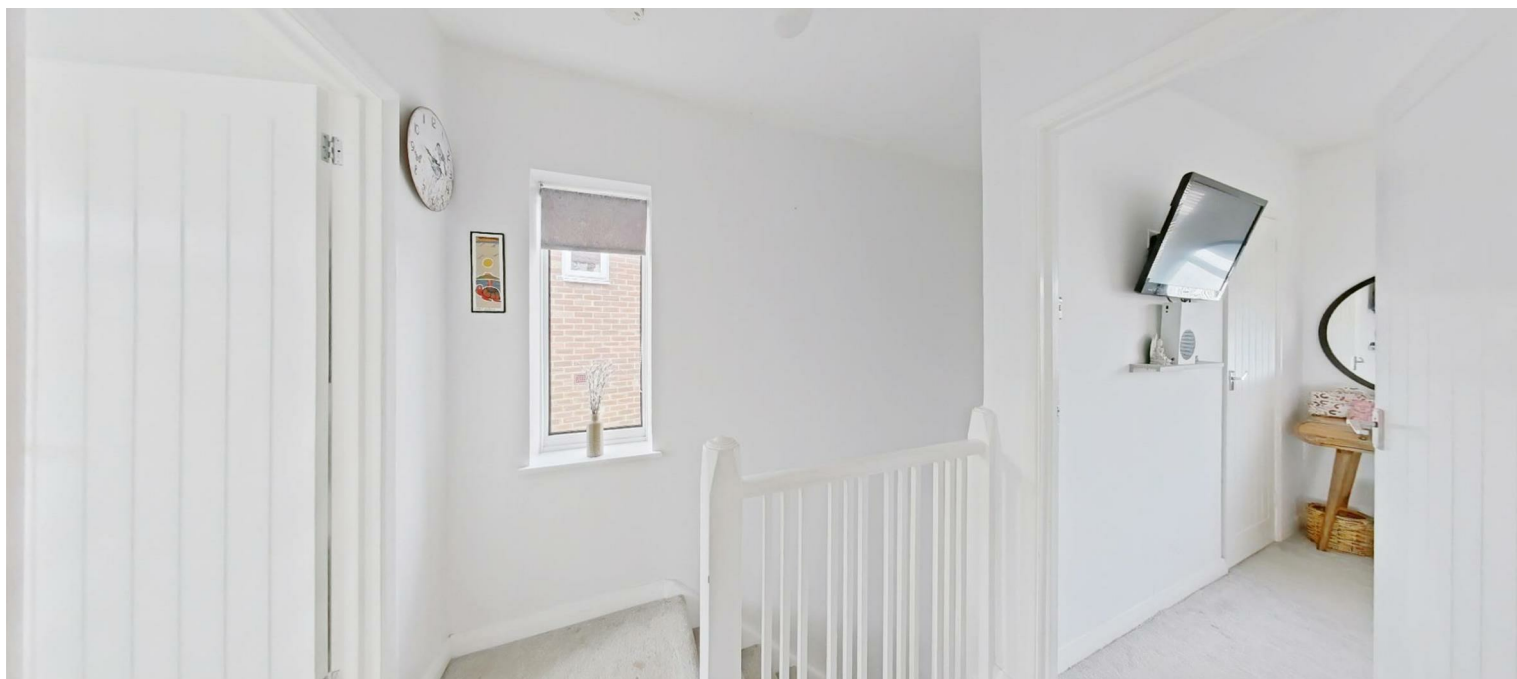
One of the unique features of this property is its large garden. It offers an excellent opportunity for those with a green thumb, or simply for those who relish outdoor living. The garden is a perfect space for children to play or for hosting family gatherings during the warmer months.

The property is located in a sought-after location with excellent public transport links. Local amenities are within easy reach and the area boasts of reputable nearby schools. This combination ensures that every necessity is just a short journey away.

The property falls under council tax band C and carries an EPC rating of D. Although there is scope for energy efficiency improvements, the current rating should not detract from the immense potential this property offers.


In summary, this house offers an impeccable blend of internal comfort and external convenience. The space, condition and location of the property make it a rare find in the current market. This could be the ideal property you have been looking for, and we are excited to help you make it your new home.

Broadband: Standard, Superfast, Ultrafast - good.
Mobile Data: EE Great, Three Great, O2 Great, Vodafone Great
Flood Risks: Surface - Very Low - Flooding - Very Low





Energy Efficiency Rating

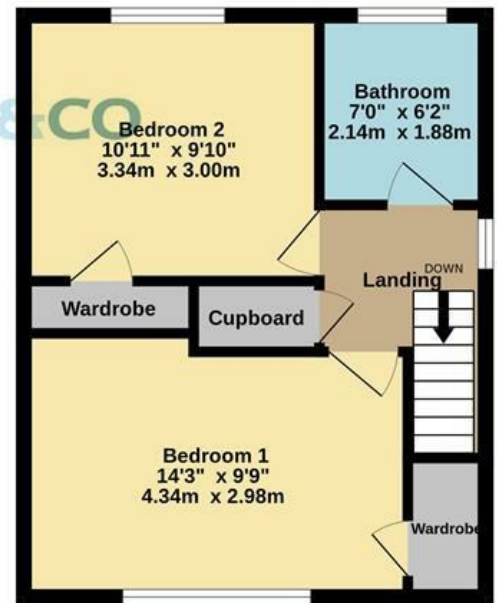
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	64	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		

Ground Floor
441 sq.ft. (40.9 sq.m.) approx.

1st Floor
369 sq.ft. (34.3 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 sq.m.) approx.
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