



St Williams Way, Rochester

3 Bedroom, 1 Bathroom, House - Semi-Detached

£325 000



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- Perfect family home
- Great size bedrooms
- Downstairs Cloakroom and WC
- Seperate reception rooms
- Good size rear garden
- Close to local schools
- Short walk from Delce
- Semi Detached
- Modern Interior
- Rochester

This welcoming semi-detached house is now up for sale and it is in good condition, ready to be your perfect home. The property boasts a well-proportioned layout with three bedrooms, two reception rooms, and a kitchen.

The residence accommodates three distinct bedrooms, two of which are generously sized double rooms, with the third being a comfortable single room. All are perfect spaces for rest and relaxation that can be tailored to your needs.

The property further benefits from two reception rooms, each presenting a unique character. The first reception room is flooded with natural light due to its large windows, creating an inviting and bright space for relaxation or entertaining. The second reception room provides a serene garden view, offering a tranquil space to unwind.

The kitchen is practical and well laid out, offering plenty of scope for the new owners to put their stamp on it. The property has one bathroom, serving the bedrooms.

The house holds an EPC rating of D and comes under council tax band C.

Location-wise, this property is an excellent choice. You will find public transport links, local amenities, and schools nearby, making it an ideal choice for families and first-time buyers alike.

A charming and well-situated home, this property promises a warm welcome to anyone who steps inside. Its comforting atmosphere and practical living spaces make it an enticing prospect for those looking to establish a delightful home.

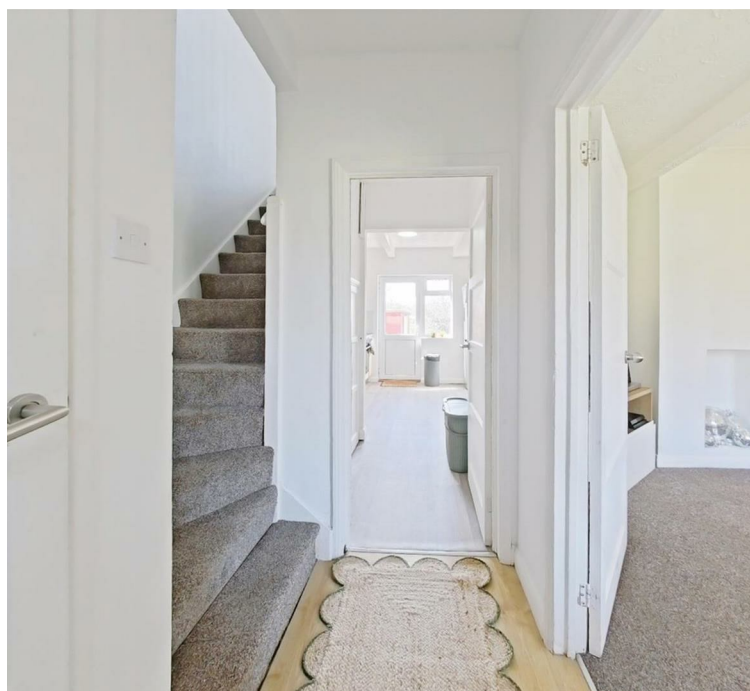
EPC D

Council Tax C

Broadband: Standard, Superfast and Ultrafast - all available

Mobile Data: EE, Three, O2, Vodafone -Great

Flooding Risks: All low



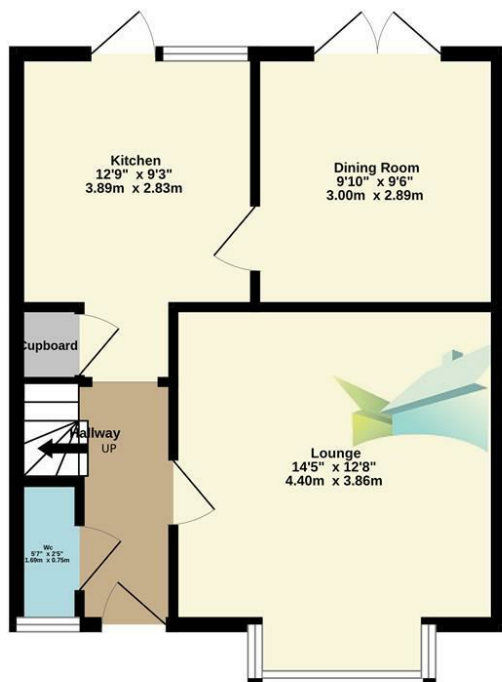


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 

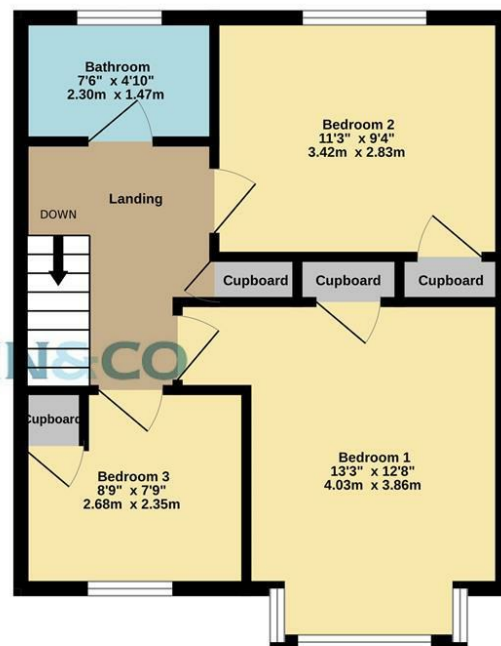
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions	70	86
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC 



Ground Floor
430 sq.ft. (40.0 sq.m.) approx.



1st Floor
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 862 sq.ft. (80.1 sq.m.) approx.
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