

Catherine Street, Rochester

2 Bedroom, 1 Bathroom, House - Mid Terrace

£220,000



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- • Excellent public transport links
- • Nearby schools
- • Local amenities
- • Two reception rooms
- • Two double bedrooms
- • Energy efficient EPC rating D
- • Council tax band B
- • Move-in ready condition
- • Great investment opportunity
- CHAIN FREE

This property is chain free. I am delighted to present this terraced house for sale, located in a well-connected area with excellent public transport links, nearby schools, and local amenities. This property is an excellent opportunity for first-time buyers or investors looking for a solid investment in a thriving community.

The property is in good condition, ready for you to move in and make it your own. It offers a comfortable living environment with its two reception rooms, providing ample space to entertain your guests or simply relax in after a long day. These rooms are complemented by two double bedrooms, offering generous space for personalisation.

The kitchen is an integral part of the house, providing a space where you can cook your meals and enjoy quality time with your family. This is further complemented by a bathroom that serves the needs of the household.

The property is energy efficient with an EPC rating of D, making it cost-effective to run. Plus, the council tax is in band B, offering reasonable rates that won't break the bank.

This two-bedroom terraced house is a fantastic opportunity to invest in a property that offers convenience, comfort, and a great location. The property is available for viewing now and is expected to attract significant interest due to its condition and location. Don't miss out on this fantastic opportunity. Contact us today to arrange your viewing.

Council Tax: B

EPC: D

Broadband: Standard, Superfast, Ultra - All available


Mobile data: EE - Great, Three - Great, o2 - Good(no data), Vodafone - Great.

Flooding Risks: Surface Water: High. Surface Water: Yearly chance of flooding between 2040 and 2060: High
Rivers and the sea: Yearly chance of flooding - Very low






Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

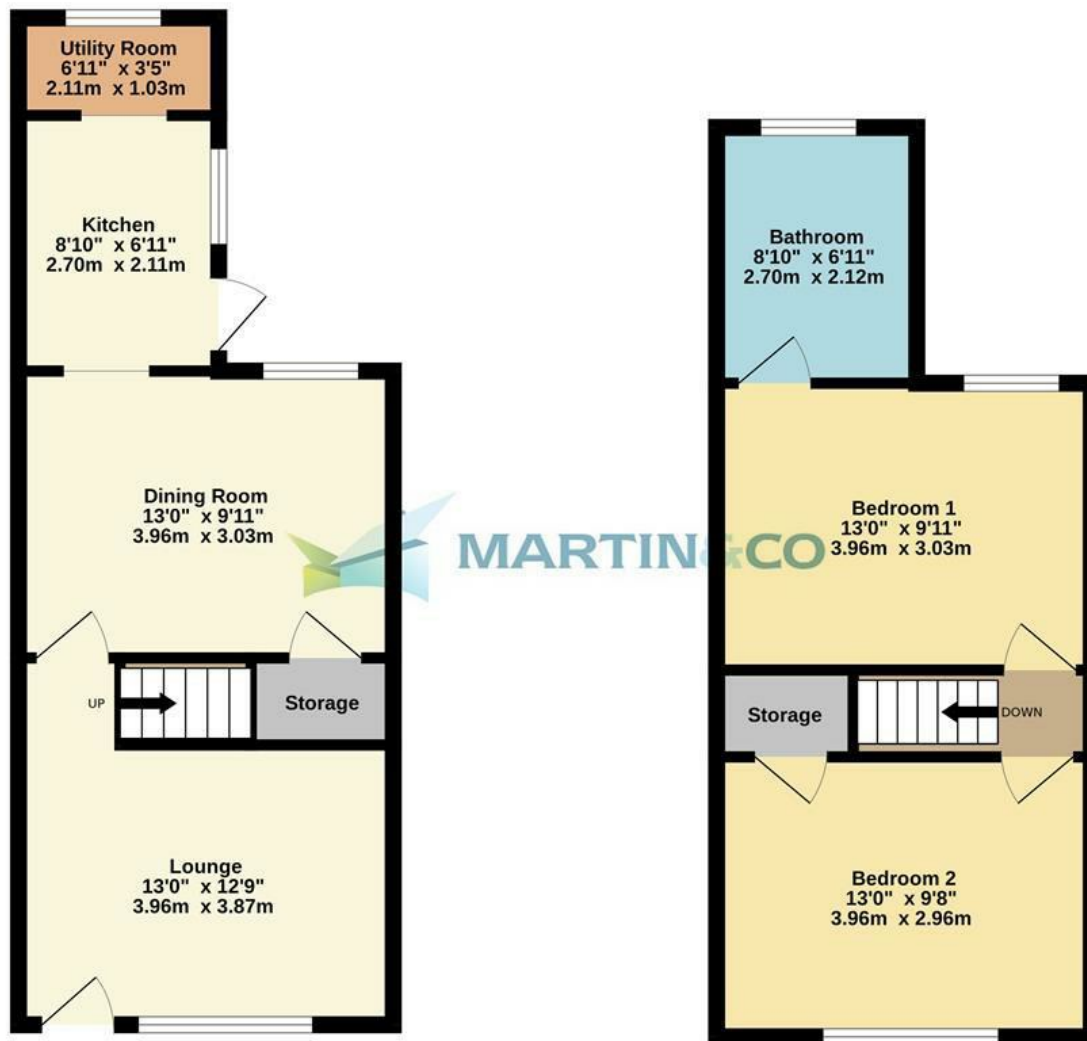
Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		80
(55-68) D	63	
(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
379 sq.ft. (35.2 sq.m.) approx.

1st Floor
356 sq.ft. (33.0 sq.m.) approx.



TOTAL FLOOR AREA : 735 sq.ft. (68.3 sq.m.) approx.
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<http://www.martinco.com>



Accuracy: References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs including but not limited to carpets, fixtures and fittings are not included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. No person in the employment of the agent has any authority to make any representation about the property, and accordingly any information given is entirely without responsibility on the part of the agents, sellers(s) or lessors(s). Any property particulars are not an offer or contract, nor form part of one. **Sonic / Laser Tape:** Measurements taken using a sonic / laser tape measure may be subject to a small margin of error. **All Measurements:** All Measurements are Approximate. **Services Not tested:** The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or ?t for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.