



Roebuck Road, Rochester

3 Bedroom, 3 Bathroom, House - Semi-Detached

£850 000



- Perfection Property
- Bespoke Large Kitchen/Diner with Garden Views
- Off Road Parking
- Beautiful Large Rear Garden
- Over 4 floors
- Desirable Location
- Underfloor Heating in Kitchen and Family Shower
- Walking Distance to Kings School
- Situated in the Heart of Historic Rochester
- Walking Distance to Rochester Train Station

We are so excited to present to the market this immaculate semi-detached house available for sale. This property is located in a much sought-after area, with easy access to public transport links, local amenities, and nearby schools. The area's historical features add a touch of charm and prestige to the location.

The property boasts three double bedrooms, with the third bedroom benefitting from an en-suite and built-in wardrobes. The spacious and open-plan kitchen is a chef's dream, enhanced by a utility room, a profusion of natural light, and a dedicated space for dining. Two reception rooms form the heart of this house. Each one is adorned with large windows, allowing an abundance of light to flood in and brighten up the space. One of the reception rooms further benefits from a stunning garden view. The other reception room adds an extra touch of elegance with a beautiful fireplace.

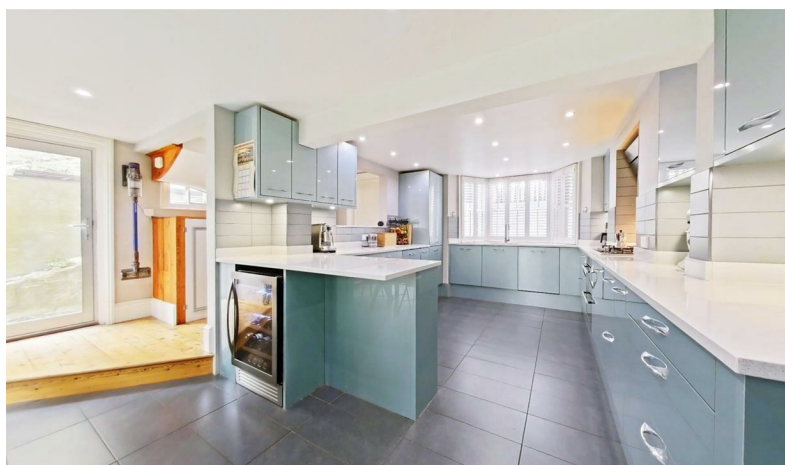
This house is ideal for families looking for a property with a blend of traditional and modern features. Unique characteristics of this house include a cosy fireplace, open-plan living spaces, ample parking, a verdant garden, and a BBQ area, perfect for outdoor entertaining. The property has an EPC rating of 'C' and falls under the 'E' council tax band. This remarkable house is ready to welcome its new owners and promises a warm and comfortable living experience. This is a home that ticks all the boxes, providing a perfect blend of convenience, luxury, and a touch of history.

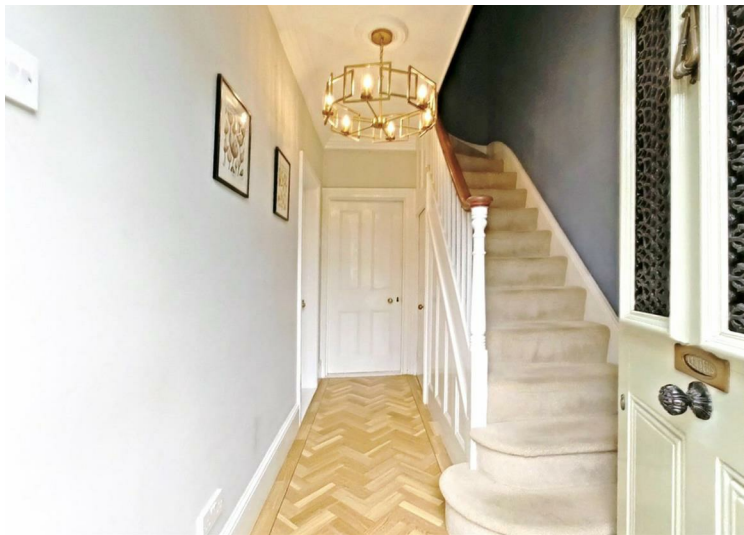
Broadband: Standard, Superfast and Ultrafast available
Mobile Data: EE, Three, o2, Vodafone - Limited

EPC: C

Council Tax: E

Flooding Risks: Surface and Sea - Very Low





Sitting Room
13'8" x 11'6"

Lounge
17'9" x 11'9"

Kitchen/diner
25'6" x 17'9"

WC
6'3" x 2'5"

Bedroom 1
17'9" x 10'11"

Bedroom 2
12'4" x 11'11"

Shower Room
8'6" x 7'8"

Bedroom 3
15'6" x 14'4"

En-suite to Room 3
7'6" x 5'9"



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			
		72	83
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
		72	72
England & Wales		EU Directive 2002/91/EC	





TOTAL FLOOR AREA : 1622 sq.ft. (150.7 sq.m.) approx.
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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.