



**Cecil Road, Rochester, Rochester**

**£1,500 Per Month**

  
**MARTIN&CO**

# Cecil Road, Rochester, Rochester

Date Available: 31st July 2025  
Deposit: £1,673  
Unfurnished

- 3 spacious double rooms
- Attic office space
- Newly renovated interior
- Modern bathroom design
- Large open plan lounge diner
- Separate kitchen and utility area
- 842 sq ft of space
- Close to local amenities and walking distance to Rochester High Street
- PLEASE NOTE : This is a short term let with a maximum of 12 months from 01 August
- Viewing highly recommended

| Energy Efficiency Rating                    |           |                            |
|---|-----------|----------------------------|
|   | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>79</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            |           |                            |
| (55-68) <b>D</b>                            | <b>62</b> |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>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   |         |                         |
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| (1-20) G  |         |                         |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |                         |
| England & Wales   |         | EU Directive 2002/91/EC |

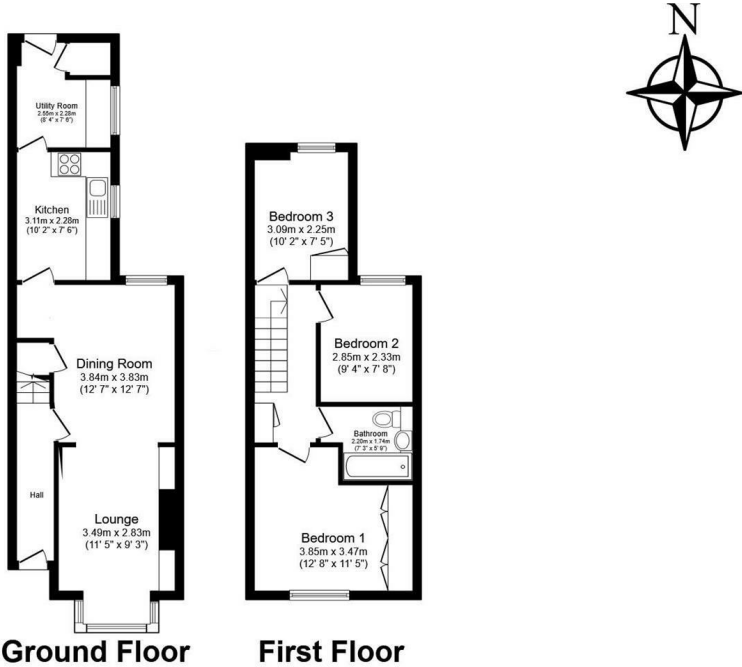
Nestled in the charming area of Cecil Road, Rochester, this delightful house offers a perfect blend of modern living and traditional comfort. Spanning an impressive 842 square feet, the property boasts three spacious double bedrooms, making it an ideal home for families or those seeking extra space.

Upon entering, you are welcomed into a bright and airy reception room, perfect for relaxation or entertaining guests. The newly renovated interior features a contemporary design, ensuring a fresh and inviting atmosphere throughout. The modern bathroom is a standout feature, equipped with stylish fixtures and fittings that enhance the overall appeal of the home.

In addition to the generous living spaces, this property includes a versatile attic area that can be utilised as a working space or office, catering to the needs of today's lifestyle. This added feature provides an excellent opportunity for those who work from home or require a quiet space for study.

The location in Rochester is highly desirable, offering a blend of urban convenience and suburban tranquillity. Residents can enjoy easy access to local amenities and transport links, making it a practical choice for both commuting and leisure.

This house on Cecil Road is not just a property; it is a place where memories can be made. With its modern renovations and thoughtful layout, it presents an excellent opportunity for anyone looking to see if the area is for them and or have a local working contract for up to a year.



Total floor area 78.2 m<sup>2</sup> (842 sq.ft.) approx  
This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).  
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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 fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor.

